

## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:22 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: Magnolia Hearing before City Council  
  
**Importance:** High

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**From:** Stephen Roebuck <[sjroebuck@roebuckgroup.com](mailto:sjroebuck@roebuckgroup.com)>  
**Sent:** Thursday, February 12, 2026 12:53 PM  
**To:** Charlie Miranda <[Charlie.Miranda@tampagov.net](mailto:Charlie.Miranda@tampagov.net)>; Lynn Hurtak <[Lynn.Hurtak@tampagov.net](mailto:Lynn.Hurtak@tampagov.net)>; Bill Carlson <[Bill.Carlson@tampagov.net](mailto:Bill.Carlson@tampagov.net)>; Naya Young <[Naya.Young@tampagov.net](mailto:Naya.Young@tampagov.net)>; Guido Maniscalco <[Guido.Maniscalco@tampagov.net](mailto:Guido.Maniscalco@tampagov.net)>; Luis Viera <[Luis.Viera@tampagov.net](mailto:Luis.Viera@tampagov.net)>  
**Subject:** [EXTERNAL] Magnolia Hearing before City Council  
**Importance:** High

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Council Members –

We have just been informed that there will be a motion at the beginning of the City Council meeting today to move four rezoning issues before the Magnolia land use hearing. Such a change would result in the Magnolia hearing to be heard much later than the Official Agenda that was publicly published.

The developer had only a few people to coordinate to attend the hearing. However, the opposition had to arrange a community of speakers as well as donors of minutes who have to be present to allot their time to others.

Changing the time of the hearing at the last minute favors the developer.

The Magnolia project deserves a non-partisan and fair hearing.

Please, do not change the agenda this evening!

Stephen J. Roebuck  
The Roebuck Group  
[1103 W. Swann Avenue](#)  
Tampa, FL 33606  
Phone 813.251.8838  
[www.roebuckgroup.com](http://www.roebuckgroup.com)

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## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:23 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] UNACCEPTABLE the possible motion to DELAY the #1 agenda item TA/CPA 24-11

**From:** Bobbie O'Brien <bobrienews@gmail.com>  
**Sent:** Thursday, February 12, 2026 12:41 PM  
**To:** Alan Clendenin <Alan.Clendenin@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@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>; Martin Shelby <Martin.Shelby@tampagov.net>  
**Subject:** [EXTERNAL] UNACCEPTABLE the possible motion to DELAY the #1 agenda item TA/CPA 24-11

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Dear Esteemed Members of Tampa City Council and Council Attorney Martin Shelby,

We were informed by legislative aide Sam Thomas that there would be a motion put before council to delay the #1 agenda item: Land Use Public hearing TA/CPA 24-11. Instead, placing the four rezoning cases first.

While that may be more convenient for applicants and speakers from those other cases - it is highly INAPPROPRIATE to make such a motion only 6 hours BEFORE the public hearing begins.

Our speakers and volunteers donating minutes were coordinated for a 5:01 start time. Their convenience should matter to the council as well.

Earlier this week - it was suggested maybe 2 of the 4 rezoning cases would be placed at the top but collectively, they would take an estimated 30 minutes. We are trying to be amenable and maybe would not have protested.

But this is asking too much especially since you control the scheduling. And the TA/CPA 24-11 Magnolia hotel case HAS BEEN POSTPONED ALREADY 5 TIMES AT THE APPLICANT'S REQUEST.

AND this entire process is stacked to favor the applicant. The staff speaks, then the applicant. Council gets to question the applicant and staff. ALL BEFORE PUBLIC COMMENT even opens.

That could mean our #1 agenda item public comment may not even start until 8 pm or later. That is UNACCEPTABLE.

And such a last minute change could even be perceived as preferential treatment.

I'm asking all members to VOTE DOWN THIS MOTION - even those who make or second the motion. That is the only way I can continue to view my city representatives as fair and equitable.

Respectfully,

Bobbie O'Brien Quenneville  
[bobrienews@gmail.com](mailto:bobrienews@gmail.com)

## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:23 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] RE: UNACCEPTABLE Delaying Land Use TA/CPA 24-11

**From:** Bobbie O'Brien <bobrienews@gmail.com>  
**Sent:** Thursday, February 12, 2026 12:28 PM  
**To:** Alan Clendenin <Alan.Clendenin@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@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>; Martin Shelby <Martin.Shelby@tampagov.net>  
**Subject:** [EXTERNAL] RE: UNACCEPTABLE Delaying Land Use TA/CPA 24-11

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Dear Esteemed Members of Tampa City Council and Council Attorney Martin Shelby,

We were informed by legislative aide Sam Thomas that there would be a motion put before council to delay the #1 agenda item: Land Use Public hearing TA/CPA 24-11. Instead, placing the four rezoning cases first.

While that may be more convenient for applicants and speakers from those other cases - it is highly INAPPROPRIATE to make such a motion with only 6 hours BEFORE the public hearing begins.

Our speakers and volunteers donating minutes were coordinated for a 5:01 start time. Their convenience should matter to the council as well.

Earlier this week - it was suggested maybe 2 of the 4 rezoning cases would be placed at the top but only collectively, they would only take an estimated 30 minutes. We are trying to be amenable and maybe would not have protested.

But this is asking too much especially since you all control the scheduling. And the TA/CPA 24-11 Magnolia hotel case HAS BEEN POSTPONED BY THE APPLICANT 5 TIMES.

AND this entire process is stacked to favor the applicant. The staff speaks, then the applicant. Council gets to question the applicant and staff. ALL BEFORE PUBLIC COMMENT

## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:25 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] Please Deny TA/CPA 24-11 and REZ 25-48

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**From:** Bobbie O'Brien <bobriennews@gmail.com>  
**Sent:** Thursday, February 12, 2026 8:20 AM  
**To:** Luis Viera <Luis.Viera@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

Luis Viera

(Via email: [Luis.Viera@tampagov.net](mailto:Luis.Viera@tampagov.net))

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

Dear Councilman Luis Viera,

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](mailto:bobrienews@gmail.com)

## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:25 PM  
**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

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**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](mailto: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 12<sup>th</sup> 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**

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:26 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

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**From:** Bobbie O'Brien <bobrienews@gmail.com>  
**Sent:** Thursday, February 12, 2026 6:14 AM  
**To:** Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

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Dear Councilman Luis Viera,

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:

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**Deny commercial rezoning in Historic Hyde Park Tampa**

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Thank you for your open-minded review.

Respectfully,

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

## Tonia Wilcox

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**From:** Michael Burns <mburns@tysoncapitalgroup.com>  
**Sent:** Thursday, February 12, 2026 1:24 PM  
**To:** CouncilQuasiBox; TampaCityCouncil  
**Subject:** [EXTERNAL] Statement of Support - CPA 24-11, REZ 25-48, and VAC 25-08 – Magnolia Hotel  
**Attachments:** Statement of Support - CPA 24-11, REZ 25-48, and VAC 25-08.docx

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To whom it may concern,

Please see attached letter of support regarding the Magnolia Hotel Project - CPA 24-11, REZ 25-48, and VAC 25-08.

I plan on attending the meeting this evening and would be grateful for the opportunity to speak in person.

Thank you,

Michael



**Michael Burns | Director**

**TYSON CAPITAL GROUP**

600 S Magnolia Ave, Suite 300, Tampa, Florida 33606 | [www.thetysoncompanies.com](http://www.thetysoncompanies.com)

☎ 813.580.7300 📱 215.896.3086 ✉ [mburns@tysoncapitalgroup.com](mailto:mburns@tysoncapitalgroup.com)

Date: February 12<sup>th</sup>, 2026

Re: CPA 24-11, REZ 25-48, and VAC 25-08 – Magnolia Hotel

Subject: Statement of Support

City Council Members.

My name is Michael Burns. I am the Director of the Tyson Companies, a family office who has occupied the Edgewater Building for the past 5 years. Our office building is located 2 blocks north of the proposed project of which I would like to express my support in favor of today. This neighborhood is truly special to me as it has served as a second home where I dedicate time to growing my professional career. It is here where I am fortunate to take regular walks through the historic district enjoying the tree lined streets, historic homes and the bustling energy of Bayshore Blvd.

While I have lived in Tampa for 6 years, less time than many of the neighbors citing opposition, it has been long enough to see the rapid changes happening to this City. Changes that are unique, exciting and inspiring. While I'm sure everyone is aware of the billions of dollars of both private and public investment that is being deployed into our city, I would like to remind the homeowners in opposition of this project, that these investments are the reason why people like me move to this city, build businesses in this city, start families in this city and work very hard to be able to afford a house in the neighborhood many of these residents call home. A neighborhood that would not have the same value if it were not for developers risking their time and capital to improve this city for future generations of people just like me. That said, I would like to address a few key points in support of the project.

First, I'd like to speak to how this project fits within the City's adopted planning framework. The Tampa Comprehensive Plan is very clear that Urban Villages like Hyde Park are intended to support compact, mixed-use, and walkable development on underutilized sites. That is what this proposal enables. It replaces low-intensity commercial uses with a coordinated, walkable development that enhances the surrounding neighborhood and Bayshore area. The increased intensity also gives the City better tools to manage increased visits, a serious concern of surrounding home owners, by most importantly enabling structured parking something that would not be possible with a 0.60 FAR, while also giving the City the ability to request larger set backs, fewer curb cuts, larger sidewalks, and a design that encourages a safe and walkable environment.

Further, because this development is seeking additional intensity, it has entered into a legally binding Bonus Provision Agreement that locks in specific public benefits: including LEED Silver certification and improving underground utility infrastructure of which will likely require above ground road improvements, another concern of the local community, with a documented monetary value of over \$3M tied to this approval. These improvements will also mitigate the impact of the project's location in the Coastal High Hazard Area, as significant improvements will likely be made for water management and drainage increasing the resilience of the site and adjacent roadways compared to what exists today

The increased intensity also enables the developer to address the FLU transition issue by providing a unique massing style that incorporates the transition across the 2 acre site – from keeping the

historic building on the SW corner and using the NW corner as a lower pool deck to transitioning to the 6 and 7 stories on the east of the site which may I remind you is technically not in the historic district that runs through the center of the site.

Next, I would like to address the hotel use. The hotel supports local restaurants, retail, and offices not just on-site, but throughout Hyde Park, South Tampa and Downtown. Those visitors walk, dine locally, and contribute to the surrounding economy rather than pulling activity away from it. At the same time, this development becomes a more productive use of land, sizably increasing the tax base, supporting city services, and reinforcing this location as a gateway into the Historic Hyde Park district. It should also be noted, that while there are other hotels in Hyde Park, this area is under supplied. While some residents state there are enough rooms between Palihouse and the Epicurean, I would like to remind those residents that there are just over 200 keys between the two. I'll say that again. Only 200 keys in one of the most high demand areas of Tampa. A market that saw over 80% occupancy in 2024 as stated on the City of Tampa's website compared to the US average of 60%. People want to be here. And denying this project is denying the future growth and continued investment that is driving the importance and value of this local neighborhood.

And finally, I would like to address the safety issue by elaborating on the increased trip generation. Will a hotel with a restaurant increase trip generation? I believe the answer is yes. However, the real question is when do those trips occur and how do they interact with the constraints of the neighborhood. Trust me, I have experienced the school pick up line at Gorrie Elementary. My office faces the corner of Magnolia and DeLeon and is graciously met with the honking horns of standstill traffic every day at 1PM. I have also been blocked from entering our parking lot at 7:30AM because of school drop off. That said, these are very specific times and locations of congestion that are resolved almost as fast as they begin. Now, let's think about a hotel and restaurant. What time is hotel check in? In my experience this is almost always around 3 - 4PM with checkout around 10 - 11AM. And how about a restaurant? Well, we own one and I wish it was busy enough to block the streets in the middle of the day. But that is simply not the case. I truly do not believe the additional trip generation is a large enough argument to state this project will be hazard to the community as the time frames between the points of concern simply do not align.

In closing, I want to respectfully remind City Council that this decision is not about one project. It is about whether the City continues to follow the very planning framework it has adopted to guide responsible growth, investment, and long-term value creation. Cities thrive by managing growth thoughtfully, predictably, and in a way that benefits both existing residents and future generations. This project does exactly that by setting a clear, rational precedent for how transitional sites should be developed moving forward. For those reasons, I respectfully urge you to approve this request. Thank you for your time, your service, and your continued commitment to the future of our city.

Best regards,

Michael

## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:29 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: Roebuck - TPA CPA 24-11 and REZ 25-48 Magnolia Hotel  
**Attachments:** TA CPA 24-11 and REZ 25-48 Letter Viera 20260210.pdf  
  
**Importance:** High

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**From:** Stephen Roebuck <[sjroebuck@roebuckgroup.com](mailto:sjroebuck@roebuckgroup.com)>  
**Sent:** Tuesday, February 10, 2026 5:32 PM  
**To:** Luis Viera <[Luis.Viera@tampagov.net](mailto:Luis.Viera@tampagov.net)>  
**Cc:** Jane Castor <[Jane.Castor@tampagov.net](mailto:Jane.Castor@tampagov.net)>; Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; collinsd@plancom.org; Eric Cotton <[Eric.Cotton@tampagov.net](mailto:Eric.Cotton@tampagov.net)>; LaChone Dock <[LaChone.Dock@tampagov.net](mailto:LaChone.Dock@tampagov.net)>  
**Subject:** [EXTERNAL] Roebuck - TPA CPA 24-11 and REZ 25-48 Magnolia Hotel  
**Importance:** High

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Please see attached.

Thank you

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Stephen J. Roebuck  
The Roebuck Group  
[1103 W. Swann Avenue](#)  
Tampa, FL 33606  
Phone 813.251.8838  
[www.roebuckgroup.com](http://www.roebuckgroup.com)

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**Stephen J. Roebuck**  
**701 South Delaware Avenue**  
**Tampa, FL 33606**

February 10, 2026

Luis Viera  
Via email: luis.viera@tampagov.net

Re: TA/CPA 24-11 and REZ 25-48  
Magnolia Hotel

Dear Council Member Viera,

My wife, Mary Francis, and I are lifelong residents of South Tampa, have lived in Hyde Park for the past 30 years and own two businesses in the Historic District, The Roebuck Group, a management consulting firm, and Roebuck Technologies, an IT managed services company.

We write in strong opposition to the proposed land use designation change and rezoning for the Magnolia Hotel development in the Hyde Park Historic District.

The project would significantly increase density, noise and transiency in the local neighborhood. It will create further traffic congestion east onto Bayshore Boulevard and west toward Hyde Park Village, and poses a safety hazard for children attending nearby Gorrie Elementary and Wilson Middle Schools.

**On November 18, 2024, the Hillsborough County City-County Planning Commission found the proposed Future Land Use designation change for City of Tampa CPA 24-11 from Residential-35 (R-35) to Community Mixed Use-35 (CMU-35), inconsistent with the Tampa Comprehensive Plan and forwarded its recommendation to Tampa City Council.**

Of particular note, the Planning Commission stated the request would allow for the utilization of Floor Area Ratio (FAR) for residential development, potentially adding approximately 178,596 ± square feet of residential uses within both the Coastal High Hazard Area (CHHA) and Evacuation Zone A. The utilization of FAR could significantly increase the density of the site, far exceeding the density that can be achieved under the R-35 designation. **This potential increase in density conflicts with the Plan's policy guidance that directs future population growth away from the CHHA.**

The Planning Commission staff concluded that the site is uniquely situated with the existing R-35 land use category, providing a transition between more intensive land uses east of South Magnolia Avenue and less dense categories west, south, and southwest of the site.

**Moreover, staff finds public safety concerns outweigh the benefits of pursuing a mixed-use development on this site.**

As of this writing, more than one thousand four hundred and seventy (1,470) people have signed the Change.Org Petition in opposition to this project in our residential and historic neighborhood.

We respectfully ask you to oppose TA/CPA 24-11 and REZ-25-48.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Roebuck". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephen Roebuck

---

Cc:

Mayor Jane Castor; [jane.castor@tampagov.net](mailto:jane.castor@tampagov.net)

Melissa Zornitta, Planning Commission Director; [zornittam@plancom.org](mailto:zornittam@plancom.org)

Danny Collins, Principal Planner; [collinsd@plancom.org](mailto:collinsd@plancom.org)

Eric Cotton, Development Coordination Manager; [eric.cotton@tampagov.net](mailto:eric.cotton@tampagov.net)

LaChone Dock, Zoning Supervisor; [lachone.dock@tampagov.net](mailto:lachone.dock@tampagov.net)

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**Tonia Wilcox**

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**From:** Megan Miller <megan@barrettpa.com>  
**Sent:** Thursday, February 12, 2026 1:30 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] TA/CPA 24-11; REZ 25-48

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Good Afternoon,

I oppose the extreme land use change and rezoning of Swann Ave as this will adversely affect Hyde Park Historic District, interfere with the already ongoing worsening traffic in the area, parking, and safety for the surrounding schools.

**Megan Miller**

Paralegal

**Charles V. Barrett, P.A.**

307 South Fielding Avenue | Tampa, Florida 33606

(813) 250-9797, Ext. 102

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

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## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:31 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: Please SAY NO to CPA change for Swann/Bay St proposed development

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**From:** Lisa Robey <lrobey@msn.com>  
**Sent:** Monday, February 9, 2026 6:56 PM  
**To:** Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] Please SAY NO to CPA change for Swann/Bay St proposed development

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Hello,

I have lived in Hyde Park for 25 years. I am respectfully requesting that you vote AGAINST the CPA change for the mixed development between Swann Ave and Bay St. The proposed project is completely inconsistent with our historical guidelines in height, scale and density. This area cannot accommodate more traffic, parking, people, noise and drainage without detrimental impacts to those of us currently living and working near that area. The developer was aware of the zoning and land use when the property was purchased and the city SHOULD NOT accommodate this developer at the expense of current residents. Please say NO!!!

Sincerely,

Lisa Robey

826 S Oregon Ave

Tampa 33606

Sent from my iPhone

## Tonia Wilcox

---

**From:** Kathy Durdin <kathydurdin@gmail.com>  
**Sent:** Thursday, February 12, 2026 11:39 AM  
**To:** Martin Shelby; TampaCityCouncil; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera  
**Cc:** Joseph C. Hafner; Bobbie O'Brien; Stephen Roebuck; Anna Murray; Michael Pobat; Don Roberts; Donna Morrison; Pat Cimino; Pamela Cannella; Linda Hanna (hannalaw@aol.com); Steve Geiger; Deakin George; Carroll Ann Bennett; poynorwife9819@yahoo.com; Mary Francis Roebuck  
**Subject:** [EXTERNAL] 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

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Dear City Council and City Attorney Shelby,

I just learned that Sam Thomas, the chairman's legislative aide, told Bobbie O'Brien of our group that all 4 the rezoning cases will be heard before the subject item. This would appear to be a last minute change. The agenda for tonight was published with this item first. We were told earlier this week that the first two rezoning items would be heard before the above subject item. This latest change, to change the agenda so that 4 of the rezoning items would be heard first, appears to be last minute and unfair to our planning. It will have the effect of deterring those are coming to provide public comment or to provide time to those providing public comment — they will leave.

When I was on the HHPNA Board of Directors, we often discussed how the structure and rules regarding the presentation of proposed development to city council appeared to be consciously designed to favor the developer. I am concerned that this latest situation is indicative of this practice.

I would note that this item has been continued 5 times. This change seems to be very unfair to the neighborhood.

I urge you to retain the original agenda, or at the least, the agenda change that was shared with us earlier this week.

See you at 5 PM.

Kathy  
Kathy Durdin  
kathydurdin@gmail.com  
[www.kathydurdin.com](http://www.kathydurdin.com)  
813.220.5800

## Tonia Wilcox

---

**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:32 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] Development at Magnolia and Swann  
**Attachments:** CPA change.docx

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**From:** donnally@timelinecontracting.com <donnally@timelinecontracting.com>  
**Sent:** Monday, February 9, 2026 4:56 PM  
**To:** Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] Development at Magnolia and Swann

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Please see my opinion attached.

Donnally Bailey  
Timeline Contracting, Inc.  
1908 W. Morrison Avenue  
Tampa, Florida 33606  
813.373.8605  
donnally@timelinecontracting.com

To the honorable city council members:

My name is Donnally Bailey and I live at 1908 W. Morrison Ave (for 23 years) in the HHPNA neighborhood, I have served as a past HHPNA neighborhood association board member for several terms and am currently the chair of the Streets, Alleys Sidewalks committee for HHPNA. I also served 2 terms on the city's ARC board.

I am writing to you today to express my opinion on the comprehensive plan amendment change and the currently proposed mixed-use development associated with this change request. The comprehensive plan amendment change is inconsistent with the fabric of the surrounding neighborhood which to the West is residential or low impact office space in residential structures. The streetscape is not sufficient to support the intense development that is proposed with this request. The local brick streets are currently occupied with on-street parking, in addition Bayshore is closed to truck traffic. This is just an example of the difficulties associated with a development of this size and scale being approved to move forward and the impact on the locality surrounding this site.

I urge you to vote NO on this request.

---

## Tonia Wilcox

---

**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:32 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] Development at Magnolia and Swann  
**Attachments:** CPA change.docx

---

**From:** donnally@timelinecontracting.com <donnally@timelinecontracting.com>  
**Sent:** Monday, February 9, 2026 4:35 PM  
**To:** alan.clendnin@tampagov.net; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@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] Development at Magnolia and Swann

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Good afternoon

My opinion regarding this proposed plan amendment change.

Donnally Bailey  
Timeline Contracting, Inc.  
1908 W. Morrison Avenue  
Tampa, Florida 33606  
813.373.8605  
[donnally@timelinecontracting.com](mailto:donnally@timelinecontracting.com)

To the honorable city council members:

My name is Donnally Bailey and I live at 1908 W. Morrison Ave (for 23 years) in the HHPNA neighborhood, I have served as a past HHPNA neighborhood association board member for several terms and am currently the chair of the Streets, Alleys Sidewalks committee for HHPNA. I also served 2 terms on the city's ARC board.

I am writing to you today to express my opinion on the comprehensive plan amendment change and the currently proposed mixed-use development associated with this change request. The comprehensive plan amendment change is inconsistent with the fabric of the surrounding neighborhood which to the West is residential or low impact office space in residential structures. The streetscape is not sufficient to support the intense development that is proposed with this request. The local brick streets are currently occupied with on-street parking, in addition Bayshore is closed to truck traffic. This is just an example of the difficulties associated with a development of this size and scale being approved to move forward and the impact on the locality surrounding this site.

I urge you to vote NO on this request.

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## Tonia Wilcox

---

**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:34 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: Letter for February 12 City Council Meeting  
**Attachments:** 2026.02.09.City Council Letter.pdf

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**From:** Sarah Tombaugh <sarah@sarahtombaugh.com>  
**Sent:** Monday, February 9, 2026 2:29 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@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] Letter for February 12 City Council Meeting

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Please see attached letter

Sarah Tombaugh, AIA, LEED AP

Sarah Tombaugh Architecture, PLLC  
New York + Tampa  
646 642 4244 phone  
[sarah@sarahtombaugh.com](mailto:sarah@sarahtombaugh.com)  
[www.sarahtombaugh.com](http://www.sarahtombaugh.com)

# SARAH TOMBAUGH

ARCHITECTURE + DESIGN

SARAH TOMBAUGH, AIA LEED AP  
809 SOUTH OREGON, UNIT A  
TAMPA, FL 33606  
646 642 4244  
SARAH@SARAHTOMBAUGH.COM

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

February 9, 2026

Dear Council Members,

Unfortunately, I cannot attend the Council meeting this Thursday evening, but I wanted to share my sentiments about the project in this letter.

I have met some of you and hope to meet all of you at some point as fellow passionate Tampa citizens.

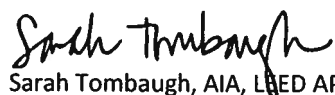
I am the immediate Past President of HPPI and a current Board Member, I have lived in Hyde Park for nearly 7 years, my daughter attended Gorrie Elementary School and currently attends Wilson Middle School (both of which are impacted by the prospective land use and rezoning for the Boutique Hotel), and I am an avid runner and cyclist who uses Bayshore often for those activities. I also am a licensed and practicing residential architect with a particular interest in Historic Preservation, community building, density, and mixed-use neighborhoods. When I moved to Tampa 7 years ago Hyde Park, was my number one area because of all those things. I believe I can opine on the prospective project from a unique vantage both as a professional and as an impassioned neighbor.

I first learned about this project in the Fall of 2024 when the development team reached out to our Board to engage in a dialogue about their prospective project. Over the course of the last 18 months, I have been able to sit with them to truly learn about the project and come to my own conclusions instead of hearsay and misinformation.

The development team has consistently and elegantly addressed my biggest concerns and those shared by much of the community: traffic, parking, noise, integration with the historic neighborhood "fabric", and flooding at the Corner of Magnolia and Swann. They have listened to constructive criticisms and incorporated them in their ongoing revisions.

I fundamentally support this project and believe it would be a huge asset to our neighborhood, South Tampa, and Tampa-at-large.

Sincerely,



Sarah Tombaugh, AIA, LEED AP

## Tonia Wilcox

---

**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:35 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48  
**Attachments:** Letter For City Council Members February 12th Hearing.pdf

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**From:** Frank Militello <Frank.Militello@sembler.com>  
**Sent:** Monday, February 9, 2026 11:04 AM  
**To:** Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48

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Dear Council Member Viera,

I hope you are doing well. I wanted to share that I have submitted a written letter to the City Clerk and the City Council inbox regarding **Rezoning Application REZ 25-48**, requesting denial of the proposed rezoning.

I am a nearby property owner and resident at **Christiansted Condominiums, 509 W. Bay Street, Unit 201**, and felt it was important to respectfully share my concerns prior to the February City Council hearing.

I appreciate your time and consideration and thank you for your service to the City of Tampa. I look forward to the hearing.

Respectfully,  
Frank Militello  
Christiansted Condominiums  
509 W. Bay Street, Unit 201  
Tampa, FL 33606

**Frank M. Militello  
509 W. Bay Street Unit 201  
Tampa, Florida 33606**

February 7, 2026

Dear Members of City Council,

I am writing in opposition to Rezoning Application REZ 25-48, which seeks to rezone the properties located at 601 and 611 W. Swann Avenue, 611 and 613 S. Magnolia Avenue, and 612 and 614 W. Bay Street from R0-1 (Residential Office) to Planned Development (PD).

I submit this letter as a nearby property owner and resident. I own and reside at Christiansted Condominiums, 509 W. Bay Street, Unit 201, Tampa, Florida 33606, directly within the surrounding neighborhood that will be impacted by this proposed rezoning.

After reviewing the City of Tampa Rezoning Staff Report, I respectfully request that City Council deny the rezoning request.

The report concludes that Development Review and Compliance staff finds the application inconsistent with the City of Tampa Land Development Regulations, with unresolved concerns identified by Development Coordination, Architectural Review & Historic Preservation, and Transportation. Critically, staff states that even with additional site plan revisions, Transportation's inconsistent findings would not be resolved.

Further, the Architectural Review Commission reviewed the proposal on September 17, 2025, and voted to recommend denial as presented, finding that the development exceeds historic references within the Hyde Park Historic District in height and width, introduces block-long building massing, and proposes setbacks inconsistent with the established historic fabric.

Although the Hillsborough County Planning Commission found the proposal consistent with the Comprehensive Plan, the City's own professional staff and the ARC have determined that the development, as proposed, is not appropriate for this site.

For these reasons, I respectfully urge City Council to deny Rezoning Application REZ 25-48.

Respectfully submitted,



Frank Militello  
Christiansted Condominiums  
509 W. Bay Street, Unit 201  
Tampa, FL 33606

## Tonia Wilcox

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**From:** Luis Viera  
**Sent:** Thursday, February 12, 2026 1:55 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] Land Use Change - Swann & Bayshore

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**From:** Lois Brennan <beachnik2012@aol.com>  
**Sent:** Friday, February 6, 2026 10:28 AM  
**To:** Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] Land Use Change - Swann & Bayshore

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I urge you to oppose the land use change at the property located on Swann Avenue near Bayshore Blvd. We don't need more development in this area. I don't think the streets here can handle any more traffic. As it is, the streets should be one way as they are too narrow for cars to pass each other. Parking on one side of the street still doesn't work for the flow of traffic. One way is the way to go.

Thank you  
Lois Brennan

## Tonia Wilcox

---

**From:** Jennifer Moore on behalf of Charlie Miranda  
**Sent:** Thursday, February 12, 2026 2:02 PM  
**To:** CouncilQuasiBox  
**Subject:** FW: Magnolia Hearing Tonight - Proposed Agenda Change

**From:** Mary Francis Roebuck <mfroebuck@roebuckgroup.com>  
**Sent:** Thursday, February 12, 2026 1:58 PM  
**To:** Charlie Miranda <Charlie.Miranda@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>; Martin Shelby <Martin.Shelby@tampagov.net>  
**Subject:** [EXTERNAL] Magnolia Hearing Tonight - Proposed Agenda Change

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Members of Tampa City Council and Council Attorney Martin Shelby,

As a lifelong resident of Tampa who has lived in Hyde Park for 30 years, I strongly oppose the large hotel being proposed for our neighborhood on Swann and Magnolia Avenues. As such, I and other neighbors with the same passion have worked diligently to plan to speak at the City Council meeting tonight or donate time to another speaker.

With a proposed same-day rearrangement of tonight's agenda, it is impossible to change the plans of all the speakers and donors – no matter how passionate they may feel about the disruption this change of Land Use and Rezoning would bring to our community. People have responsibilities for children. Or elderly parents. Or early morning jobs. They have lives. Pushing the start of our comments several hours later in the evening will make some people's attendance impossible. There simply was not enough notice given to this agenda change for people to make other arrangements.

It should have come to no one's surprise that a large development such as is being proposed in an historic neighborhood would garner a lot of commentary from the community. Denying our volunteers the right to express their opinions fully because of a last minute change in the schedule is unreasonable and unfair. Is that the goal?

Please vote to deny changing the agenda.

Mary Francis Roebuck  
(M) 813.495.5711