

## Tonia Wilcox

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**From:** tara nelan <taranelan@gmail.com>  
**Sent:** Friday, July 25, 2025 6:47 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] 611 and 613 S Magnolia  
**Attachments:** 611 and 613 S Magnolia\_July2025-2.pdf  
  
**Categories:** 2-12-2026

(pdf attached)

Memo of opinion July 25, 2025

Regarding project under 611 S Magnolia and 613 S Magnolia with records: REZ-25-0000048, ARC-25-0000226, ARC-25-0000227, VAC-25-0000008, TA/CPA 24-11

Truthfully, I am unsure which application number or street address to use to submit this opinion nor sure of the next public hearing date, etc. This memo is comment for the next public hearing(s) when the Magnolia hotel/residential/mixed use project at 611 and 613 S Magnolia is on the agenda.

Please advise if I'm to direct my inquiry and comment elsewhere or direction for one specific application number.

I've seen a copy of the community outreach slides from the law firm representing the developer and read through a few documents within the application; however it is not clear to me that the issue(s) listed below are addressed or of concern.

While I would personally prefer this project to be of a smaller scale, I recognize that this developer has delivered quality projects elsewhere. Given this, if the project moves forward, I urge the ARC and Tampa City Council to ensure it contributes positively to our community's infrastructure and connectivity.

Specifically, I encourage the inclusion of:

- Wide, shaded, and lighted sidewalks to ensure safe and comfortable pedestrian access.
- Clearly delineated, ideally protected, bike lanes to improve bicycle safety alongside vehicle traffic and street parking around the property.

**If development is to take place, it should support a safe, sustainable, and cohesive community, ensuring that residents and visitors can navigate the area safely while preserving the character and connectivity of our neighborhood.**

Thank you for considering these concerns as you review the applications.

Tara Nelan

1405 W Azeele Street, Tampa 33606

--- end ---

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Tara Nelan

1405 W Azeele  
Tampa FL 33606

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Memo of opinion

July 25, 2025

Regarding project under 611 S Magnolia and 613 S Magnolia with records: REZ-25-0000048  
ARC-25-0000226  
ARC-25-0000227  
VAC-25-0000008  
TA/CPA 24-11

Truthfully, I am unsure which application number or street address to use to submit this opinion nor sure of the next public hearing date, etc. This memo is comment for the next public hearing(s) when the Magnolia hotel/residential/mixed use project at 611 and 613 S Magnolia is on the agenda. Please advise if I'm to direct my inquiry and comment elsewhere or direction for one specific application number.

I've seen a copy of the community outreach slides from the law firm representing the developer and read through a few documents within the application; however it is not clear to me that the issue(s) listed below are addressed or of concern.

While I would personally prefer this project to be of a smaller scale, I recognize that this developer has delivered quality projects elsewhere. Given this, if the project moves forward, **I urge the ARC and Tampa City Council to ensure it contributes positively to our community's infrastructure and connectivity.**

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**Specifically, I encourage the inclusion of:**

- Wide, shaded, and lighted sidewalks to ensure safe and comfortable pedestrian access.
- Clearly delineated, ideally protected, bike lanes to improve bicycle safety alongside vehicle traffic and street parking around the property.

**If development is to take place, it should support a safe, sustainable, and cohesive community, ensuring that residents and visitors can navigate the area safely while preserving the character and connectivity of our neighborhood.**

Thank you for considering these concerns as you review the applications.

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HistoricPreservation@Tampagov.net  
TampaCityCouncil@tampagov.net

## Tonia Wilcox

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**From:** Bobbie O'Brien <bobrienews@gmail.com>  
**Sent:** Thursday, November 13, 2025 10:52 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] TA/CPA 24-11, REZ-25-48, VAC-25-8 on tonight's agenda

**Categories:** 2-12-2026

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Dear Councilors,

Monday I emailed you asking that you DENY the developer's request to CONTINUE the comp plan, rezoning and vacating alley requests listed above.

I was naive - not fully understanding the council's policies and procedures regarding continuances.

I WITHDRAW MY PREVIOUS EMAIL - asking instead that council to continue all three requests to a later date.

WHY my change of heart?

I had learned that council just weeks ago granted a similar continuance request by the same agent/attorney representing a Davis Island hotel rezoning. Some 30 residents attended that public hearing and were not allowed to even speak. I didn't want our residents to spend their valuable time and not have their voices heard.

I have since learned that Tampa City Council can do whatever they wish for each individual case. UNFORTUNATELY SEVERAL OF OUR EXPERT SPEAKERS do not plan to attend tonight because of the shared continuance letter from the developer's attorney. And when they asked me - I advised it was up to them but shared what happened in the Davis Islands hotel public hearing.

Secondly, I mistakenly thought the number of continuances already allowed (5) was egregious. But I have since learned that council's policies and procedures that allows only 3 continuances - ONLY APPLIES TO QUASI-JUDICIAL rezoning requests and does not include continuances granted for the comp plan and vacating the alley.

Again, it's on me but both are valid reasons to continue - if for any other reason than to make certain the whole council hears these proposals as I watch the CRA hearing and see only 5 of the 7 are in attendance today.

Thank you for withdrawing my previous email and considering circumstances and forgiving my niativity.

Regards,

Bobbie O'Brien  
[bobrienews@gmail.com](mailto:bobrienews@gmail.com)  
702-C W Bay St.  
Tampa, FL 33606

## Tonia Wilcox

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**From:** Sage Sewell <sage.sewell@outlook.com>  
**Sent:** Thursday, November 13, 2025 5:07 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Support for REZ 25-48, VAC 25-08 - Vote Yes  
**Attachments:** Sage Sewell - Magnolia Letter.pdf

**Categories:** 2-12-2026

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Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,  
Sage Sewell

**Sage Sewell**  
**6999 Chatford Ct 80108, Castle Pines CO**

Members of City Council,

I'm writing to voice my wholehearted support for the Magnolia Court Hotel. I ask you to vote YES on REZ 25-48 and VAC 25-08.

The proposed Magnolia Hotel brings much-needed improvements to the area. I appreciate the focus on improved circulation and reduced impact. Combining hotel, residential, and restaurant uses will create a lively, people-focused space along a predominantly privately owned area.

Please approve this vital project for our city.

Sincerely,

Sage Sewell

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## Tonia Wilcox

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**From:** Daniel White <danrobwhite@gmail.com>  
**Sent:** Thursday, November 13, 2025 6:38 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for REZ 25-48, VAC 25-08 -Vote Yes  
**Attachments:** Copy of Dan White - Letter for Magnolia.docx  
**Categories:** 2-12-2026

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Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,  
Daniel White

**Dan White**  
**2202 N Lois Ave**  
**Tampa, FL 33606**

Members of City Council,

I am in strong support of the Magnolia Court Hotel and urge you to vote YES on REZ 25-48 and VAC 25-08.

Tampa's young residents want smart development. This project brings much-needed mixed-use activation with public amenities. The developers have listened to public concerns and altered the project accordingly. Younger community members deserve to be heard.

Please approve this project.

Thank you,

Dan

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## Tonia Wilcox

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**From:** Anneliese <avecmodele@gmail.com>  
**Sent:** Friday, November 14, 2025 1:48 PM  
**To:** TampaCityCouncil  
**Cc:** Ocea Wynn; Pam Canella  
**Subject:** [EXTERNAL] Park on W. Swann development.

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Dear Councilman Carlson,

It has come to my attention that the park on West Swann Ave. is going to be redeveloped.

This park actually sits in the designation of the Parkland Estates planning area. I'm not making that up. That's an actual city thing. Yet nobody has reached out to speak to our Neighborhood about the redevelopment of this park. I find that unacceptable and not in the spirit of good community relations between the city and its residents.

Let's recap a little about this Park.

This is the park next to Aldi grocery store (formally Winn-Dixie). It's also the park right next to the crosstown with the nasty pond adjacent to it. It's also the park with a lot of extra land, just south of it, which could be incorporated into this park. It's also the park where a lot of box culverts could be placed underground. You know - the box culverts to alleviate flooding and not tear up S. Howard Ave.? We also know from public documents that the expressway authority intends to use the pond for water mitigation with the expansion of the highway.

This park used to have a great art center, which was a cultural amenity for the neighborhood and South Tampa. Some classes of that art center were moved north to the JCC. Unfortunately, due to insurance regulations and overcrowding (more people wanting to take classes than available) the JCC has scaled down the art program. The JCC is also not located in South Tampa.

Would you please forward this letter to the proper department that is undertaking this redevelopment? My group should be included in any discussion regarding this park expect to be part of the conversation.

Thank you for everything you do,

Anneliese Meier  
Historic Parkland Estates Preservation Society,  
Parkland Estates Civic Club,  
Parkland Estates Garden Club,  
South Howard Business yes Alliance

## Tonia Wilcox

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**From:** Gaia Whitehead <whiteheadgaia@gmail.com>  
**Sent:** Wednesday, November 19, 2025 10:14 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for REZ 25-48, VAC 25-08 - Vote Yes 1  
**Categories:** 2-12-2026

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Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,  
Gaia Whitehead

## Tonia Wilcox

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**From:** Gaia Whitehead <whiteheadgaia@gmail.com>  
**Sent:** Wednesday, November 19, 2025 10:21 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Re: Support for REZ 25-48, VAC 25-08 - Vote Yes 1  
**Attachments:** Gaia Whitehead - Support for the Magnolia.pdf  
**Categories:** 2-12-2026

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On Wed, Nov 19, 2025, 10:14 PM Gaia Whitehead <whiteheadgaia@gmail.com> wrote:

Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,  
Gaia Whitehead

**Gaia Whitehead**

3421 n 52nd st UNIT A

Tampa, FL 33619

Dear City Council Members,

I support the Magnolia Court Hotel and urge you to vote YES on the related proposals (VAC 25-08 and REZ 25-48).

This project introduces an incredible public amenity to Hyde Park, an area that is traditionally only for private use. I understand change can be difficult, but this project represents change done right. It uses thoughtful architecture. The design is thoughtfully planned to be compatible with the surrounding area. We need more public spaces like this.

Please approve this project.

Sincerely,

Gaia

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## Tonia Wilcox

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**From:** Sandra Celaj <sandrancelaj@gmail.com>  
**Sent:** Friday, November 21, 2025 3:20 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for REZ 25-48, VAC 25-08 - Vote Yes  
**Attachments:** Support Magnolia PDF.pdf  
  
**Categories:** 2-12-2026

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Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,  
Aleksandra Celaj

**Aleksandra Celaj**  
**3513 Harken Circle, Tampa Fl 33607**

Dear City Council Members,

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

The Magnolia Court Hotel will not only enhance our city's offerings but will also serve as a gateway to Tampa's Bayshore Boulevard. This project also enhances the pedestrian experience by providing wider sidewalks and beautiful, new landscaping. It's an appropriate design for this community.

Please approve this for our city.

Thanks,

Aleksandra Celaj

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**Tonia Wilcox**

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**From:** Elle MacHale <ellemachale@gmail.com>  
**Sent:** Sunday, November 23, 2025 1:01 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for REZ 25-48, VAC 25-08 - Vote Yes  
**Attachments:** Elle MacHale - Magnolia Support REZ 25-48 and VAC 25-08.pdf  
**Categories:** 2-12-2026

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Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,  
Elle MacHale

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Sent from my iPhone

**Elle MacHale**

Dear Council Members,

I'm writing to endorse the Magnolia Court Hotel. Please vote YES on REZ 25-48 and VAC 25-08.

We deserve amenities that are not hidden behind private walls, and the project provides significant public benefit through its restaurant and lodging. This is the definition of thoughtful development. I am also glad that the hotel design includes excellent enhancements to the streets around it, like wider sidewalks and increased landscaping, making the whole area more walkable.

Please approve this vital project for our city.

Thank you,

Elle

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## Tonia Wilcox

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**From:** Jayden <jaymogel@gmail.com>  
**Sent:** Sunday, November 30, 2025 6:32 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Re: Jayden: Magnolia Hotel Letter of Support  
**Categories:** 2-12-2026

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Dear Members of the City Council and Staff,

I've attached my letter of support. Please vote yes!

Thank you,

Jayden Mogelesky

<https://docs.google.com/document/d/1Xfzh1HSs2PXS4afZpJzwAaxG-IJV2lYu/edit?usp=drivesdk&oid=103452288802147036165&rtpof=true&sd=true>

## Tonia Wilcox

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**From:** Steve Parker <sdp@harmonparkerlaw.com>  
**Sent:** Friday, January 23, 2026 1:16 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Proposed HUGE development at Swann and Magnolia

**Categories:** 2-12-2026

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Hello Tampa City Council,

By way of introduction my name is Steve Parker and I live at 831 S. Delaware Ave in Hyde Park a few blocks away from this proposed development. Please do not approve this project. It is completely out of character with our neighborhood and we do not have large enough roads to support the traffic and increased density. This project is huge. There is no way our roads can handle that many more people. Please reject the project!

Thanks,  
Steve Parker  
(813) 294-0269

## Tonia Wilcox

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**From:** Melody Valberg <melodyvalberg18@gmail.com>  
**Sent:** Tuesday, January 27, 2026 1:18 PM  
**To:** CityCouncilStaff; TampaCityCouncil; sdee@playbookpublicrelations.com; CouncilQuasiBox  
**Subject:** [EXTERNAL] Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes  
**Attachments:** Melody Valberg - Supporting the Magnolia.pdf  
**Categories:** 2-12-2026

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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

January 27, 2026

Tampa City Council

315 E Kennedy Blvd

Tampa, FL 33602

Dear City Council Members,

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

One of the most meaningful benefits of this project is that it would introduce Bayshore's first true public gathering space, including a restaurant, bar, and cafe. This would serve both residents and visitors while strengthening the walkability and accessibility of the area.

I work in Palma Ceia and do not own a car, so I rely on an electric scooter as my primary mode of transportation. While traveling along Bayshore, I have encountered situations where sudden rainstorms made it difficult to find nearby shelter. Currently, the closest public indoor spaces are in Hyde Park Village, which are not easily or quickly accessible. The Magnolia Court Hotel would provide a much-needed, conveniently located space where pedestrians and micromobility users could safely take cover when necessary.

I also know many other young professionals who do not own cars and depend on walking, biking, or scooters to get around. This project would significantly improve accessibility, safety, and convenience for residents like us while adding value to the Bayshore community as a whole.

I respectfully ask that you approve this important project, which would enhance public access, connectivity, and quality of life in our city.

Sincerely,

Melody Valberg

**Tonia Wilcox**

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**From:** Grace DiCarlo <grace.dicarlo02@gmail.com>  
**Sent:** Thursday, January 29, 2026 10:34 AM  
**To:** CityCouncilStaff; TampaCityCouncil; sdee@playbookpublicrelations.com; CouncilQuasiBox  
**Subject:** [EXTERNAL] Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes  
**Attachments:** Grace DiCarlo - Letter of Support Magnolia.pdf  
  
**Categories:** 2-12-2026

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Dear Members of 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,  
Grace DiCarlo

**Grace DiCarlo**

5340 W Kennedy Blvd, Unit 316

Tampa, FL 33609

January 29, 2026

Tampa City Council

315 E Kennedy Blvd

Tampa, FL 33602

Dear City Council Members,

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

I moved to Tampa in 2021 to attend university, and during that time I began to notice a significant increase in both new residents and visitors to the city. This growth has only continued, to the point that even my own parents are now relocating to the Tampa area. Tampa's appeal is clear, but thoughtful development is essential to ensure the city remains accessible, welcoming, and connected.

While I was in school, I frequently walked along Bayshore Boulevard, often alongside other students and visiting families. These walks highlighted both the beauty of the area and its limitations. While Bayshore itself is very walkable, there are few nearby destinations where people can comfortably gather, rest, or spend time. It became clear to me that the neighborhood has strong potential to better support pedestrians and visitors alike.

I support the Magnolia Court Hotel because it complements the historic character of the neighborhood while adding meaningful value to the area. By providing a place for visitors to stay, the project would help nearby shops and restaurants become more accessible and visible. A steady rotation of guests would support local businesses, encourage economic growth, and strengthen the surrounding community.

Additionally, as the University of Tampa's student population continues to grow and more students live off campus, the hotel would offer a convenient lodging option for visiting families. This would allow parents to stay closer to their children, reducing the need for frequent driving and helping ease local traffic.

I respectfully ask that you approve this important project, which I believe will enhance public access, improve connectivity, and contribute positively to the overall quality of life in our city.

Sincerely,

Grace DiCarlo

**Tonia Wilcox**

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**From:** Lex M <lex.m.2324@gmail.com>  
**Sent:** Thursday, January 29, 2026 10:41 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Suport REZ 25-48, CPA 24-11, VAC 25-08  
**Attachments:** Alexis Mills - Letter of Support Magnolia.pdf  
  
**Categories:** 2-12-2026

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Dear City Council Members and Staff,

Down below is my letter of support for REZ 25-48, CPA 24-11, VAC 25-08. I strongly encourage your approval and a yes vote on these items.

Thank you for your time and consideration.

Alexis Mills

**Alexis Mills**  
9205 Mission Bay Pl  
Tampa, FL 33637  
January 29, 2026

Tampa City Council  
315 E Kennedy Blvd  
Tampa, FL 33602

Dear City Council Members,

As a Tampa resident, I'd like to express my support for the Magnolia Court Hotel and urge you to vote YES on the following proposals: REZ 25-48, CPA 24-11, VAC 25-08.

I moved to Tampa last year to live with my sister and currently work as a barista. Through my experience working in coffee shops across different types of neighborhoods, I have seen firsthand how accessibility and foot traffic directly impact small businesses and the people who work in them. In high foot traffic and tourist-oriented areas, shops are consistently busy, customers are engaged, and service workers are able to earn more reliable income through tips. In more isolated areas, customer volume drops significantly, which directly affects earnings and long-term business sustainability.

Living and working in Tampa has made me more aware of how thoughtful development shapes everyday life. As someone who depends on walkable areas and shared spaces to explore the city and feel connected to it, I appreciate projects that are designed with intention rather than disruption. I value neighborhoods that feel active and welcoming without being overwhelming, and I believe developments like the Magnolia Court Hotel can add energy to an area while still respecting the people who live nearby.

As a young person building my life and career in Tampa, I value projects that support local workers, strengthen neighborhood businesses, and contribute to a more connected and accessible city. I respectfully ask that you approve this project, which I believe will benefit both residents and the local economy while maintaining the character of the surrounding community.

Sincerely,  
Alexis Mills

## Tonia Wilcox

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**From:** Kristopher Forward <krisforward09@gmail.com>  
**Sent:** Thursday, January 29, 2026 11:01 AM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox; Sally Dee  
**Subject:** [EXTERNAL] Support for REZ 25-48, VAC 25-08 - Vote Yes  
**Attachments:** Magnolia Letter.pdf

**Categories:** 2-12-2026

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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,  
Kristopher Forward

**Kristopher Forward**  
11077 Scott Loop  
Riverview, FL 33569

Members of City Council,

I'm writing to voice my support for the Magnolia Court Hotel. I ask you to vote YES on REZ 25-48 and VAC 25-08.

The proposed Magnolia Hotel brings much-needed improvements to the area. I appreciate the focus on improved circulation and reduced impact. Combining hotel, residential, and restaurant uses will create a lively, people-focused space along a predominantly privately owned area.

Please approve this project.

Sincerely,

Kristopher Forward

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## Tonia Wilcox

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**From:** suzann corral <maryswood@mac.com>  
**Sent:** Friday, January 30, 2026 6:42 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Please do not allow massive development in my neighborhood

**Categories:** 2-12-2026

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Please vote against a land use change for the property on Swann at Bayshore and preserve our neighborhood. R-35 is already dense for a residential area. Our roads cannot support CMU-35.

Thank you for protecting us from overdevelopment,  
Suzann Corral  
614 S. Dakota Av 33606

Ask Jesus what He wants from you and be brave, Pope Francis

## Tonia Wilcox

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**From:** Fern <fernrazil@gmail.com>  
**Sent:** Friday, January 30, 2026 8:31 PM  
**To:** TampaCityCouncil; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera  
**Subject:** [EXTERNAL] LAND USE CHANGE AND REZONING FOR MAGNOLIA COURT  
**Categories:** 2-12-2026

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City Council Members,

My name is Fern Rabil and I own and live at 711 South Rome Avenue, just a few houses south of Swann.

I am writing to urge you to vote no at the February 12 meeting on both issues: the change in land use and the rezoning change.

I raised my children in New Tampa (Hello, Luis Viera!) but my empty nester years drew me to Hyde Park. In 2017, I was fortunate to purchase a 1916 bungalow in the heart of Historic Hyde Park.

In 2020, I embarked upon a huge exterior restoration/interior renovation, bringing it's original outer beauty to life, while creating a livable modern day interior. With an architect and builder, both well-versed in ARC guidelines, we created a home that respectfully honors and contributes to this incredible neighborhood.

To the matter at hand, residents of Hyde Park already have SO much traffic and congestion coming into this neighborhood on a daily basis. Delivery trucks line Swann and streets adjacent to the Village before 7AM. Patrons, food pickup/delivery drivers and employees clog the streets all day, late into the evening. Cars overflow from parking garages and spill over into our narrow streets. We are very close to Anderson Park, Gorrie Elementary and Wilson Middle School, all three bringing so many pedestrians and young cyclists.

In addition to traffic congestion and hazards, we simply do not need another hotel in such close proximity to all those around. Just here in Hyde Park alone, we have the Epicurean and Pali House. A quick search for hotels near the proposed location yields at least 15 hotels in nearby downtown/Harbor Island.

Council, if you approve this land use change and the rezoning change, and pile the proposed structure, with all of its guests, employees and vendors into this mix, it spells nothing but DISASTER for Hyde Park. Our streets do NOT have the capacity to take on this type of structure. To approve it would be unconscionable and irresponsible to the residents of Hyde Park and egregious to the historic neighborhood itself.

Thank you for your time,

Fern Rabil  
711 South Rome Avenue

## Tonia Wilcox

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**From:** Elizabeth Corwin <eacorwin99@yahoo.com>  
**Sent:** Saturday, January 31, 2026 12:57 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] development on Swann, Bay, Magnolia, and Brevard

**Categories:** 2-12-2026

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Dear Council Members,

Please vote against this proposed development off of Bayshore Blvd. when it comes before you on Feb. 12. I am all for smart development, but increasing development in this Coastal High Hazard area isn't smart. Neither the Planning Staff and Commission nor the Architectural Review Committee have recommended this plan. The project is too big for the space and the neighborhood and will create enormous traffic congestion around it. It's not in my neighborhood, but I wouldn't wish this on Hyde Park or Spanishtown Creek for anything.

Sincerely,  
Elizabeth Corwin  
Bayshore Gardens

**Tonia Wilcox**

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**From:** Steve Poisall <steve@thegallerystudios.com>  
**Sent:** Saturday, January 31, 2026 8:16 AM  
**To:** TampaCityCouncil  
**Cc:** Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera  
**Subject:** [EXTERNAL] OPPOSED to EXTREME LAND USE CHANGE and REZONING.  
**Categories:** 2-12-2026

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We are **OPPOSED** to EXTREME LAND USE CHANGE and REZONING for proposed Hotel on W. Swann Ave

The parcel in question lies within the Hyde Park Local Historic District, surrounded by single-family and small multi-family residences as well as light commercial and offices. The proposal is **INCONSISTENT** for intensity of uses.

The proposed PD is **INCONSISTENT** with the local Historic Guidelines in **HEIGHT, MASS, SCALE** and **DENSITY**.

**THANK YOU!**

**Steve and Char Poisall**

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Steve Poisall

studio@TheGalleryStudios.com

(813) 254-9575



## Tonia Wilcox

---

**From:** Francine Pasetti <franpasetti@gmail.com>  
**Sent:** Saturday, January 31, 2026 9:27 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Swan Avenue development

**Categories:** 2-12-2026

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

As a resident in the historic Hyde park district, I am opposed to the excessively large mixed use project proposed for Swann and Bayshore. I urge members of the city council to vote against it.

**Tonia Wilcox**

---

**From:** Liz Roche <lizardo4@verizon.net>  
**Sent:** Saturday, January 31, 2026 12:30 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] EXCESSIVE AND INCONSISTENT LAND USE CHANGE AND REZONING

**Categories:** 2-12-2026

**This Message Is From an Untrusted Sender**

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**As a 40 year resident of this neighborhood I am asking that you please vote to oppose this project, the development that would take up the entire block between Swann Avenue and Bay Street and bordered by Magnolia and Brevard Avenues in the Spanishtown Creek neighborhood.** It is totally inconsistent with the fabric of our neighborhood, its' traffic and parking limits, and our historic district guidelines, and will greatly adverse noise levels, sewage and drainage issues and neighborhood density.

Thank you,  
Elizabeth Roche  
2112 W. Jetton Ave.  
Tampa, FL 33606

## Tonia Wilcox

---

**From:** Lois Brennan <beachnik2012@aol.com>  
**Sent:** Sunday, February 1, 2026 11:24 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Land Use Change Swann near Bayshore

**Categories:** 2-12-2026

**This Message Is From an Untrusted Sender**

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[Report Suspicious](#)

PLEASE do not change the land use & rezoning of the above referenced property in Hyde Park. We have enough traffic on the roads here that can't handle the influx of cars from past development let alone adding a seven story mixed use development. I urge you all to put a stop to this development now.

Perhaps you should all drive around the neighborhood for a week at various times of the day to understand what impact this would make.

Thank you for your consideration.

Sent from my iPhone

## Tonia Wilcox

---

**From:** Katherine Bennett <kl6bennett@gmail.com>  
**Sent:** Sunday, February 1, 2026 5:37 PM  
**To:** TampaCityCouncil; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera  
**Subject:** [EXTERNAL] Oppose land use change and rezoning for Magnolia Court  
**Categories:** 2-12-2026

**This Message Is From an Untrusted Sender**

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[Report Suspicious](#)

Dear City Council Members:

I write to voice my opposition to the proposed land use change and rezoning for Magnolia Court. This proposal will significantly and negatively impact the Historic Hyde Park residential neighborhood.

First, I am opposed to changing the residential zoning to commercial zoning. Hyde Park is an historic area with walkable streets and many homes. The rezoning would permanently alter the character of the neighborhood, giving way to a huge commercial enterprise to the detriment of the existing community. It would result in increased traffic and density, a significant negative incursion into the walkability and residential character of the area.

This proposal is inconsistent with the local historic guidelines in height, density and scale. I urge the City Council to reject this proposal.

Sincerely,

Katherine Bennett  
212 S Albany Avenue, Unit 1  
Tampa, 33606

---

Sent from my iPad

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 8:57 AM  
**To:** Katherine Bennett  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Oppose land use change and rezoning for Magnolia Court

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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:** Katherine Bennett <kl6bennett@gmail.com>  
**Sent:** Sunday, February 1, 2026 5:36 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] Oppose land use change and rezoning for Magnolia Court

**This Message Is From an Untrusted Sender**  
You have not previously corresponded with this sender.

Report Suspicious

Dear City Council Members:

I write to voice my opposition to the proposed land use change and rezoning for Magnolia Court. This proposal will significantly and negatively impact the Historic Hyde Park residential neighborhood. First, I am opposed to changing the residential zoning to commercial zoning. Hyde Park is an historic area with walkable streets and many homes. The rezoning would permanently alter the character of the neighborhood, giving way to a huge commercial enterprise to the detriment of the existing community. It would result in increased traffic and density, a significant negative incursion into the walkability and residential character of the area.

This proposal is inconsistent with the local historic guidelines in height, density and scale. I urge the City Council to reject this proposal.

Sincerely,

Katherine Bennett

212 S Albany Avenue, Unit 1

Tampa, 33606

Sent from my iPad

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:03 AM  
**To:** Lois Brennan  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Land Use Change Swann near Bayshore

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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.*

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**From:** Lois Brennan <beachnik2012@aol.com>  
**Sent:** Sunday, February 1, 2026 11:23 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] Land Use Change Swann near Bayshore

**This Message Is From an Untrusted Sender**  
You have not previously corresponded with this sender.

Report Suspicious

PLEASE do not change the land use & rezoning of the above referenced property in Hyde Park. We have enough traffic on the roads here that can't handle the influx of cars from past development let alone adding a seven story mixed use development. I urge you all to put a stop to this development now.

Perhaps you should all drive around the neighborhood for a week at various times of the day to understand what impact this would make.  
Thank you for your consideration.

Sent from my iPhone

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:12 AM  
**To:** Millie Williams  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Extreme land use changes and rezoning issue to the considered on 2-12-26

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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](mailto:bill.carlson@tampa.gov)

---

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

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**From:** Millie Williams <[mawlms@icloud.com](mailto:mawlms@icloud.com)>  
**Sent:** Saturday, January 31, 2026 2:02 PM  
**To:** Bill Carlson <[Bill.Carlson@tampagov.net](mailto:Bill.Carlson@tampagov.net)>  
**Subject:** [EXTERNAL] Extreme land use changes and rezoning issue to the considered on 2-12-26

**This Message Is From an Untrusted Sender**  
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Report Suspicious

We are writing to urgently request that you OPPOSE the following changes to our immediate and general neighborhood: change from CPA(TA/CPA 24-11) - from R-35 to CMU-35 and subsequent Rezoning change from (ARC-25-273) to Planned Development. These changes would be

inconsistent with the current intensity of use and the height, mass, scale and intensity of buildings. We would be seriously affected by the further increased parking on our South Willow Avenue street and surrounding streets. Parking and traffic congestion are already serious problems that would be compounded by such a large development. Further the character of our historic neighborhood would be profoundly and negatively changed. Please do not allow this to happen. Thank you for your consideration of this urgent matter.

Millie Williams and Harrell Warren

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:15 AM  
**To:** Liz Roche  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] EXCESSIVE AND INCONSISTENT LAND USE CHANGE AND REZONING

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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](mailto:bill.carlson@tampa.gov)

---

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---

**From:** Liz Roche <lizardo4@verizon.net>  
**Sent:** Saturday, January 31, 2026 12:29 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] EXCESSIVE AND INCONSISTENT LAND USE CHANGE AND REZONING

**This Message Is From an Untrusted Sender**  
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Report Suspicious

**As a 40 year resident of this neighborhood I am asking that you please vote to oppose this project, the development that would take up the entire block between Swann Avenue and Bay Street and bordered by Magnolia and Brevard Avenues in the Spanishtown Creek neighborhood. It is totally inconsistent**

with the fabric of our neighborhood, its' traffic and parking limits, and our historic district guidelines, and will greatly adverse noise levels, sewage and drainage issues and neighborhood density.

Thank you,  
Elizabeth Roche  
2112 W. Jetton Ave.  
Tampa, FL 33606

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:29 AM  
**To:** Francine Pasetti  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Swan Avenue development

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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:** Francine Pasetti <franpasetti@gmail.com>  
**Sent:** Saturday, January 31, 2026 9:27 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] Swan Avenue development

**This Message Is From an Untrusted Sender**  
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Report Suspicious

As a resident in the historic Hyde park district, I am opposed to the excessively large mixed use project proposed for Swann and Bayshore. I urge members of the city council to vote against it.

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:29 AM  
**To:** Steve Poisall  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] OPPOSED to EXTREME LAND USE CHANGE and REZONING.

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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.*

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**From:** Steve Poisall <steve@thegallerystudios.com>  
**Sent:** Saturday, January 31, 2026 8:16 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Cc:** 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] OPPOSED to EXTREME LAND USE CHANGE and REZONING.

**This Message Is From an Untrusted Sender**  
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Report Suspicious

We are **OPPOSED** to EXTREME LAND USE CHANGE and REZONING for proposed Hotel on W. Swann Ave

The parcel in question lies within the Hyde Park Local Historic District, surrounded by single-family and small multi-family residences as well as light commercial and offices. The proposal is INCONSISTENT for intensity of uses.

The proposed PD is INCONSISTENT with the local Historic Guidelines in HEIGHT, MASS, SCALE and DENSITY.

**THANK YOU!**

**Steve and Char Poisall**

Steve Poisall

studio@TheGalleryStudios.com

(813) 254-9575



## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:30 AM  
**To:** Renee Mari  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Swann Ave. proposed hotel

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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**

---

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---

**From:** Renee Mari <rgmari@verizon.net>  
**Sent:** Saturday, January 31, 2026 6:10 AM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** [EXTERNAL] Swann Ave. proposed hotel

**This Message Is From an Untrusted Sender**  
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Report Suspicious

Please do not approve rezoning to allow for proposed hotel on Swann Ave. I live close by and treasure the historic nature and beautiful character of our neighborhood. Traffic is getting more congested by the day and this would certainly make matters worse. I urge you to vote no to this proposal.

Thank you for your consideration.

Renee Mari  
435 S. Oregon Ave.

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:30 AM  
**To:** Elizabeth Corwin  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] development on Swann, Bay, Magnolia, and Brevard  
  
**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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:** Elizabeth Corwin <eacorwin99@yahoo.com>  
**Sent:** Saturday, January 31, 2026 12:56 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] development on Swann, Bay, Magnolia, and Brevard

**This Message Is From an External Sender**  
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Report Suspicious

Dear Council Members,

Please vote against this proposed development off of Bayshore Blvd. when it comes before you on Feb. 12. I am all for smart development, but increasing development in this Coastal High Hazard area isn't smart. Neither the Planning Staff and Commission nor the Architectural Review Committee have recommended this plan. The project is too big for the

space and the neighborhood and will create enormous traffic congestion around it. It's not in my neighborhood, but I wouldn't wish this on Hyde Park or Spanishtown Creek for anything.

Sincerely,  
Elizabeth Corwin  
Bayshore Gardens

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:30 AM  
**To:** Fern  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] LAND USE CHANGE AND REZONING FOR MAGNOLIA COURT

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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:** Fern <fernraibil@gmail.com>  
**Sent:** Friday, January 30, 2026 8:30 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] LAND USE CHANGE AND REZONING FOR MAGNOLIA COURT

**This Message Is From an Untrusted Sender**  
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Report Suspicious

City Council Members,

My name is Fern Rabil and I own and live at 711 South Rome Avenue, just a few houses south of Swann.

I am writing to urge you to vote no at the February 12 meeting on both issues: the change in land use and the rezoning change.

I raised my children in New Tampa (Hello, Luis Viera!) but my empty nester years drew me to Hyde Park. In 2017, I was fortunate to purchase a 1916 bungalow in the heart of Historic Hyde Park.

In 2020, I embarked upon a huge exterior restoration/interior renovation, bringing it's original outer beauty to life, while creating a livable modern day interior. With an architect and builder, both well-versed in ARC guidelines, we created a home that respectfully honors and contributes to this incredible neighborhood.

To the matter at hand, residents of Hyde Park already have SO much traffic and congestion coming into this neighborhood on a daily basis. Delivery trucks line Swann and streets adjacent to the Village before 7AM. Patrons, food pickup/delivery drivers and employees clog the streets all day, late into the evening. Cars overflow from parking garages and spill over into our narrow streets. We are very close to Anderson Park, Gorrie Elementary and Wilson Middle School, all three bringing so many pedestrians and young cyclists.

In addition to traffic congestion and hazards, we simply do not need another hotel in such close proximity to all those around. Just here in Hyde Park alone, we have the Epicurean and Pali House. A quick search for hotels near the proposed location yields at least 15 hotels in nearby downtown/Harbor Island.

Council, if you approve this land use change and the rezoning change, and pile the proposed structure, with all of its guests, employees and vendors into this mix, it spells nothing but DISASTER for Hyde Park. Our streets do NOT have the capacity to take on this type of structure. To approve it would be unconscionable and irresponsible to the residents of Hyde Park and egregious to the historic neighborhood itself.

Thank you for your time,

Fern Rabil  
711 South Rome Avenue

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:31 AM  
**To:** suzann corral  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Please no land use change in my neighborhood

**Categories:** 2-12-2026

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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:** Friday, January 30, 2026 6:58 PM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** [EXTERNAL] Please no land use change in my neighborhood

**This Message Is From an Untrusted Sender**  
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**Report Suspicious**

Mr. Carlson,  
Please vote against a land use change for the property on Swann at Bayshore and preserve our neighborhood. R-35 is already dense for a residential area. Our roads cannot support CMU-35.

Thank you for protecting us from overdevelopment,  
Suzann Corral  
614 S. Dakota Av 33606

Ask Jesus what He wants from you and be brave, Pope Francis

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 2, 2026 9:50 AM  
**To:** CouncilQuasiBox  
**Subject:** Fw: [EXTERNAL] LAND USE CHANGE AND REZONING FOR MAGNOLIA COURT  
  
**Categories:** 2-12-2026

**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**

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---

**From:** Fern <fernabil@gmail.com>  
**Sent:** Monday, February 2, 2026 9:40 AM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** Re: [EXTERNAL] LAND USE CHANGE AND REZONING FOR MAGNOLIA COURT

**This Message Is From an Untrusted Sender**  
You have not previously corresponded with this sender.

Report Suspicious

Thank you, Bill!

On Feb 2, 2026, at 9:30 AM, Bill Carlson <Bill.Carlson@tampagov.net> wrote:

Thank you for your email. We aren't allowed to discuss land use issues outside the official public hearings, but I wanted to let you know that I read your email and put it into the public record.

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](mailto:bill.carlson@tampa.gov)**

---

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

---

**From:** Fern <[fernabil@gmail.com](mailto:fernabil@gmail.com)>  
**Sent:** Friday, January 30, 2026 8:30 PM  
**To:** TampaCityCouncil <[TampaCityCouncil@tampagov.net](mailto:TampaCityCouncil@tampagov.net)>; Alan Clendenin <[Alan.Clendenin@tampagov.net](mailto:Alan.Clendenin@tampagov.net)>; Guido Maniscalco <[Guido.Maniscalco@tampagov.net](mailto:Guido.Maniscalco@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)>; Charlie Miranda <[Charlie.Miranda@tampagov.net](mailto:Charlie.Miranda@tampagov.net)>; Luis Viera <[Luis.Viera@tampagov.net](mailto:Luis.Viera@tampagov.net)>  
**Subject:** [EXTERNAL] LAND USE CHANGE AND REZONING FOR MAGNOLIA COURT

---

City Council Members,

My name is Fern Rabil and I own and live at 711 South Rome Avenue, just a few houses south of Swann.

I am writing to urge you to vote no at the February 12 meeting on both issues: the change in land use and the rezoning change.

I raised my children in New Tampa (Hello, Luis Viera!) but my empty nester years drew me to Hyde Park. In 2017, I was fortunate to purchase a 1916 bungalow in the heart of Historic Hyde Park.

In 2020, I embarked upon a huge exterior restoration/interior renovation, bringing it's original outer beauty to life, while creating a livable modern day interior. With an architect and builder, both well-versed in ARC guidelines, we created a home that respectfully honors and contributes to this incredible neighborhood.

To the matter at hand, residents of Hyde Park already have SO much traffic and congestion coming into this neighborhood on a daily basis. Delivery trucks line Swann and streets adjacent to the Village before 7AM. Patrons, food pickup/delivery drivers and employees clog the streets all day, late into the evening. Cars overflow from parking garages and spill over into our narrow streets. We are very close to Anderson Park, Gorrie Elementary and Wilson Middle School, all three bringing so many pedestrians and young cyclists.

In addition to traffic congestion and hazards, we simply do not need another hotel in such close proximity to all those around. Just here in Hyde Park alone, we have the Epicurean and Pali House. A quick search for hotels near the proposed location yields at least 15 hotels in nearby downtown/Harbor Island.

Council, if you approve this land use change and the rezoning change, and pile the proposed structure, with all of its guests, employees and vendors into this mix, it spells nothing but DISASTER for Hyde Park. Our streets do NOT have the capacity to take on this type of structure. To approve it would be unconscionable and irresponsible to the residents of Hyde Park and egregious to the historic neighborhood itself.

Thank you for your time,

Fern Rabil  
711 South Rome Avenue

---

## Tonia Wilcox

---

**From:** Roberta Baer <baer@usf.edu>  
**Sent:** Monday, February 2, 2026 2:40 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] I OPPOSE THE EXTREME LAND USE CHANGE AND REZONING ON SWANN AVE THAT WILL ADVERSELY AFFECT HYDE PARK HISTORIC DISTRICT

**Categories:** 2-12-2026

### This Message Is From an External Sender

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I urge you NOT to approve:

1. 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.
2. Rezoning Change (ARC-24-273): to "Planned Development" (PD), which allows for numerous exceptions and variances, and this proposal has many. Also, the proposed design is not part of rezoning, so conceptual drawings are used to illustrate mass and scale but can be changed entirely by the developer.

**The Planning Staff and Commission as well as the Architectural Review Committee (ARC) Staff did not recommend the Comprehensive Plan Amendment as it is INCONSISTENT with the area. The ARC Staff and Commission did**

**not recommend the Rezoning as it is**

**INCONSISTENT with the historic district.**

- The parcel in question lies within the Hyde Park Local Historic District, surrounded by single-family and small multi-family residences as well as light commercial and offices. The proposal is INCONSISTENT for intensity of uses.
- The proposed PD is INCONSISTENT with the local Historic Guidelines in HEIGHT, MASS, SCALE and DENSITY.

The project will increase density and traffic intensity, raising significant concerns for the entire area:

- Increased Parking on neighboring streets, adverse for residences and businesses
- Traffic congestion, including near Gorrie Elementary and Wilson Middle School
- Inconsistent with the Historic District Guidelines
- Disruptive truck deliveries likely will use street, as loading bays are limited
- Increased noise
- Location outside existing mixed-use areas like the Village and Howard Avenue

- Storm surge and water drainage issues
- Increased density in Coastal High Hazard Area
- Chaotic traffic flow

I urge you to reject these proposed changes and to preserve the Hyde Park Historic District.

R. Baer  
1709 Richardson Pl  
Tampa 33606

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**Tonia Wilcox**

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**From:** lindahugues@icloud.com  
**Sent:** Wednesday, February 4, 2026 9:24 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Proposed Hotel on Swann in Hyde Park  
**Attachments:** 2026 City Council re Hotel.docx

**Categories:** 2-12-2026

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Dear sir or Madam,

Please see my attached letter regarding the proposed Hotel on Swann Avenue in Hyde Park.

Thank you,  
Linda Hugues

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

Ladies and Gentlemen:

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

### Proposed Comprehensive Plan Amendment TA/CPA 24-11

**I am urging you to reject this plan because of its negative impact to our historic district.**

This amendment would be a permanent change to the allowed uses to the affected properties that would **allow construction which is completely inconsistent** with the Historic District or the neighborhood.

- **Commercial construction** that would change the essential character of our historic district.
- **Infrastructure needs** (parking, sewers) that is not managed by our narrow streets
- **Pedestrian dangers** due to greatly increased traffic and parking in our neighborhood which includes two school.

Also, the applicant is looking to present the **Plan Amendment**, 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. **But these three items need to be considered separately** from the applicant's current specific proposal for the property, in order for this major policy decision be considered fully.

### REZ-25-0000048 and VAC 25-08

**I am urging you to reject these two proposals because of the negative impact on the neighborhood in general and the Tampa Realistic Artists in particular.**

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 far larger and inconsistent with the size of the buildings in the neighborhood.**

**This new large facility at Magnolia and Swann will significantly increase traffic on Swann, and the nearby narrow streets, endangering pedestrian and bicycle safety. Plus, it will reduce the already limited parking in the area.**

TRA runs 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, and our attendees then walk to the center.

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.

**Please reject these three initiatives.**

Sincerely,  
Linda Hugues

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## Tonia Wilcox

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**From:** Linda Hallgren <linda@lindahallgren.com>  
**Sent:** Wednesday, February 4, 2026 1:11 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Hyde Park Spanish Town proposal

**Categories:** 2-12-2026

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Dear Council,

As a resident of Hyde Park I think the proposed plan for a 7 story hotel and increasing density adjacent to Residential Single family homes is not a smart. We already have traffic and parking issues from Hyde Park Village. This is just not needed nor wanted. Please do not vote for this proposal.

Thank you,

Linda Hallgren  
610 S Oregon Ave  
Tampa, FL 33606  
Linda Hallgren  
813-748-2222

## Tonia Wilcox

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**From:** Peter Lackman <lackmancpa@yahoo.com>  
**Sent:** Thursday, February 5, 2026 11:58 AM  
**To:** TampaCityCouncil; CityCouncilStaff  
**Subject:** [EXTERNAL] VOTE YES CPA 24-11, rez 25-48, VAC 235-08  
**Attachments:** Tampa City Council.pdf

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My professional Accounting Office is down the street at 710 West Bay and I encourage the city council to vote in favor of this project and allow our neighborhood and the City of Tampa to progress forward.

Thanks,

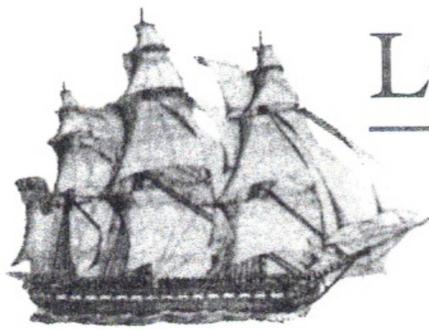
Peter Lackman, CPA

----- Forwarded Message -----

**From:** Peter Lackman <lackmancpas@gmail.com>  
**To:** Peter Lackman <lackmancpa@yahoo.com>  
**Sent:** Thursday, February 5, 2026 at 11:36:27 AM EST  
**Subject:** Tampa City Council

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Lackman & Company, CPAs  
813-258-5600  
Ext. 22



# Lackman & Company *Certified Public Accountants*

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*Caring for Physicians Financial Concerns*

To: [tampacitycouncil@tampagov.net](mailto:tampacitycouncil@tampagov.net), [citycouncilstaff@tampagov.net](mailto:citycouncilstaff@tampagov.net),  
[councilquasibox@tampagov.net](mailto:councilquasibox@tampagov.net), [sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)

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

Dear Members of Tampa City Council,

I am a local Tampa business owner writing in support of the project, including the proposed Future Land Use Amendment for the property generally located at 613 S. Magnolia Avenue, from R-35 to CMU-35.

While I am aware that some individuals in the area have circulated a petition in opposition to the applications, after learning more about the project and the proposed amendment, I believe the site is well-suited for a thoughtfully designed mixed-use development. The developer has demonstrated a willingness to engage with the community and work to mitigate potential impacts, and the location, surrounded by existing businesses and near Downtown Tampa, Tampa General Hospital, and the University of Tampa, is appropriate for additional commercial uses such as a hotel.

Allowing CMU-35 will provide flexibility for more appropriate commercial uses while not increasing residential density in this area. A use such as hotel will serve visitors, employees, and families in this area, while also benefiting nearby businesses.

For these reasons, I respectfully encourage your approval of this project.

Peter W. Lackman, CPA

710 West Bay Street

Tampa, Florida 33606

A handwritten signature in black ink, appearing to read "Peter W. Lackman". The signature is written in a cursive style and is positioned above a horizontal line that spans the width of the page.

813.258 5600

FAX 813.258 8915

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710 West Bay Street  
Tampa, Florida  
33606