

Tonia Wilcox

From: Bill Carlson
Sent: Thursday, February 5, 2026 3:19 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Opposing townhomes and TRCs in Southern Pines (Adjacent to Gray Gables)

Categories: 2-12-2026

Dossie Marrone
Legislative Aide to Bill Carlson
Tampa City Council District 4
813-416-7784

Please note this email is public record.

From: Rod O'Connor <w.roderick.oconnor@gmail.com>
Sent: Monday, August 11, 2025 7:07 AM
To: Janelle McGregor <Janelle.McGregor@tampagov.net>
Cc: Bill Carlson <Bill.Carlson@tampagov.net>; poynorwife9819@yahoo.com <mrsstephaniepoynor@gmail.com>; Sonya Henderson <Sonya.Henderson@tampagov.net>
Subject: Re: [EXTERNAL] Opposing townhomes and TRCs in Southern Pines (Adjacent to Gray Gables)

Thank you all for the excellent intel and help! I'm looking forward to working with you.

I am anticipating one question from the neighbors. It seems many do not consider us to be part of Palma Ceia Pines. Our subdivision, Southern Pines is bounded by Kennedy to the north, MacDill to the east, Azeele to the south and Beverly to the West. Henderson bisects the neighborhood, so those homes west of Henderson tend to get lumped in with Gray Gables.

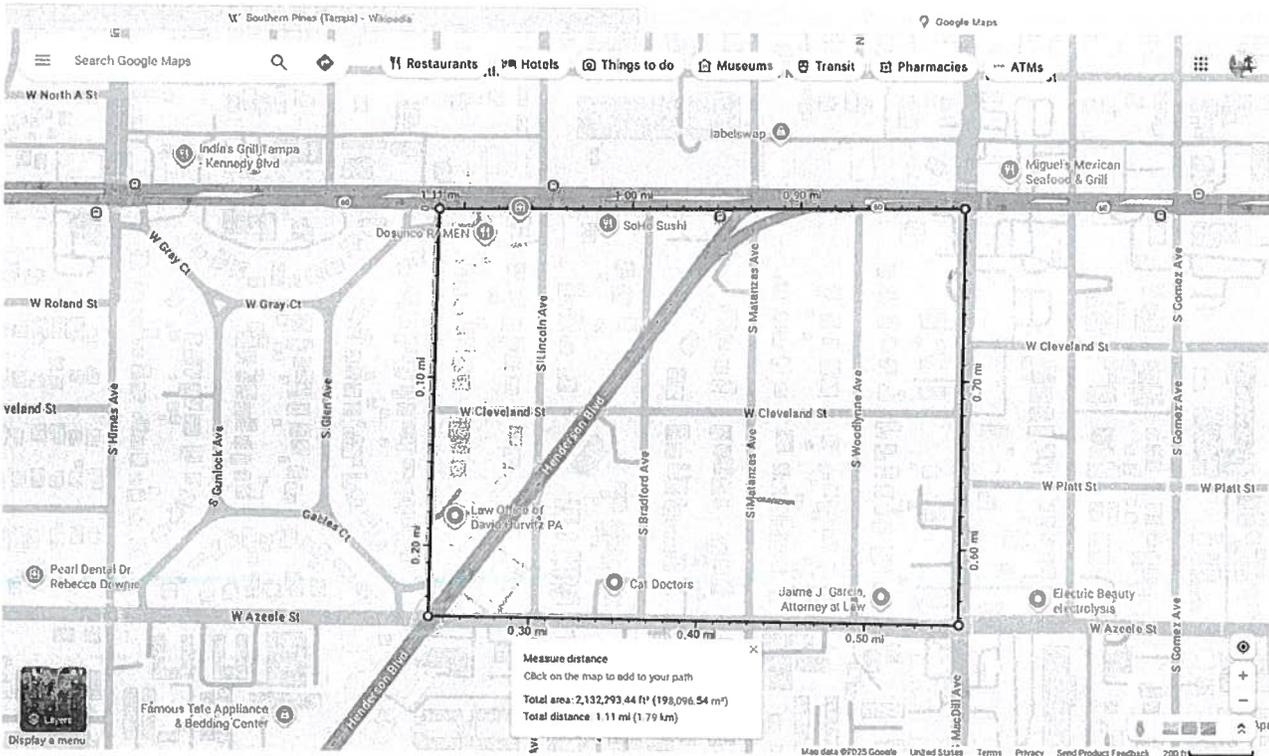
The truth is, we are as a neighborhood far more like Gray Gables than we are the rest of Palma Ceia Pines, which has a much higher percentage of condo/townhome/multi-family, single person household, etc. Those homes are also newer- many homes in Southern Pines were built around the same time as Gray Gables (mine was built in 1926).

I just want to get my ducks in a row here before I approach the neighbors- would it be possible to create our own separate neighborhood, or even merge with Gray Gables?

Southern Pines Wiki:

Southern Pines (Tampa)
en.wikipedia.org





On Aug 10, 2025, at 11:23 PM, Janelle McGregor <Janelle.McGregor@tampagov.net> wrote:

Good evening everyone,

Thank you so much, Stephanie for looping me in.

Hi Mr. O'Connor, Thank you for your interest in forming a volunteer neighborhood association! I'm Janelle McGregor—Director of Community Engagement and Partnerships—and as Stephanie mentioned my team serves as liaisons between community members and City Hall.

It looks like you're currently within the Palma Ceia Pines neighborhood based on the boundaries you provided. We'll do some research tomorrow to share how many households are located within that bounded area and get your thoughts on a path forward.

Warmly,
Janelle

Janelle McGregor
Director of Community Engagement and Partnerships, Neighborhood & Comm Affairs
City of Tampa / 2555 E. Hanna Ave / Tampa, Florida 33610
p: 813-276-3773 / c: 813-310-5545 / e: Janelle.McGregor@tampagov.net

From: Stephanie P <mrsstephaniepoynor@gmail.com>
Sent: Sunday, August 10, 2025 8:46 PM
To: Bill Carlson <Bill.Carlson@tampagov.net>; Janelle McGregor <Janelle.McGregor@tampagov.net>
Cc: W Roderick O'Connor <w.roderick.oconnor@gmail.com>
Subject: Re: [EXTERNAL] Opposing townhomes and TRCs in Southern Pines (Adjacent to Gray Gables)

Good Evening,
Setting up a Neighborhood Association is work. That is part of the job of Janelle McGregor at the City of Tampa .
The two neighborhoods to the East of GG are Palma Ceia Pines and the yell block is SOHO neighborhood Assoc.
Both are in process of setting up and/or establishing an NA. THAN is happy to set you up with resources. Just reach out.
Stephanie

<image.png>

On Sun, Aug 10, 2025 at 7:26 PM Bill Carlson <Bill.Carlson@tampagov.net> wrote:

Great. Copying Stephanie from THAN. We can set up coffee to discuss

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: W Roderick O'Connor <w.roderick.oconnor@gmail.com>
Sent: Sunday, August 10, 2025 5:07:22 PM
To: Bill Carlson <Bill.Carlson@tampagov.net>
Subject: Re: [EXTERNAL] Opposing townhomes and TRCs in Southern Pines (Adjacent to Gray Gables)

Hi Bill, thanks. I was at the New Suburb Beautiful meeting on Thursday and your comments about the importance of neighborhood associations really resonated. Southern Pines - bounded by MacDill, Henderson, Kennedy, and Azele - doesn't have an association today, and I'd love to help organize one so our area isn't left behind. I'm also looking into joining the Citizens Advisory Council. Do you have any recommendations on first steps, or contacts at the City I should speak with?

Sent from my iPhone

> On Aug 10, 2025, at 3:15 PM, Bill Carlson <Bill.Carlson@tampagov.net> wrote:

>

> Thank you. I agree

--



Mrs. Stephanie Poynor

President, Tampa Homeowners Association of Neighborhoods (THAN)

Find us on FB@ [@THANTampa](#)

Board Member at Large, Gandy Civic Association

502-412-1446 or PM me on FB

Community Activist at Stop Overbuilding SOG

Find us on FB [@stopoverbuildingsog](#)

"You can easily judge the character of a man by how he treats those who can do nothing for him."

Johann Wolfgang von Goethe

Tonia Wilcox

From: dvanpelt3@verizon.net
Sent: Thursday, February 5, 2026 4:40 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Proposed development in Hyde Park - Spanishtown Creek

Categories: 2-12-2026

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Dear Honorable Council Members:

I am writing to express my deep concern about the proposed land use change and rezoning in the Hyde Park-Spanishtown Creek neighborhood.

This proposed project, with a 122-room hotel, a 230-seat restaurant, and a 271-space parking garage, is, to put it bluntly, outrageous. The neighborhood on Swann near Bayshore does not offer enough space or road access, nor does it have the right "feel" for a project of this magnitude.

In addition to these important drawbacks, imagine the traffic on Bayshore, already heavy now, if this project is built. Traffic around Wilson Middle School and Gorrie Elementary is already heavily congested in the mornings and afternoons; imagine what traffic would be like with this colossal project nearby.

This area is a neighborhood, and we have enough issues with Hyde Park Village traffic and drivers speeding on Swann. The area cannot handle higher-density use; therefore, I strongly encourage you to vote no on these proposed changes so that this project does not move forward.

Thank you for your time and consideration.

Kind regards,

Deborah Van Pelt, M.A., MLIS
Hyde Park — Spanishtown Creek

Tonia Wilcox

From: sthp1@aol.com
Sent: Thursday, February 5, 2026 5:05 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Please say no to: (TA/CPA 24-11) and (ARC-24-283)
Categories: 2-12-2026

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I reject the proposal to build a 7-story mixed use project on Swan avenue near Bayshore Boulevard.

This is an EXTREME use of land use and rezoning on Swan that will adversely affect Hyde Park 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. This proposal is inconsistent intensively of uses.

The proposed PD is inconsistent with the local historical guidelines in:

Hight
Mass
Scale
Density

The project will greatly increase density and traffic intensity, raising significant concerns for the entire area. Including traffic congestion near Gorrie Elementary and Wilson which is already dangerous for students. Increased parking on neighboring streets, adverse for residences and businesses. Disruptive truck deliveries on small streets. Increased noise. Increased density in Coastal High Hazard area. Storm surge and water drainage issues. Chaotic traffic flow..

Please deny this proposal of

(TA/CPA 24-11)

(ARC-24-283)

Thank you,
Stephanie Tyler
603 S. Willow Ave

Tonia Wilcox

From: Cameron von Thron <jcvonthron@gmail.com>
Sent: Thursday, February 5, 2026 5:34 PM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox; Sally Dee
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08
Attachments: Support Letter for Magnolia Court.docx

Categories: 2-12-2026

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Dear Members of the City Council and Staff,

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

Cameron von Thron

702 S Willow Ave, Tampa, FL 33606

2/5/2026

To the City Council,

I am writing to express my support for the proposed Magnolia Court development in Hyde Park. I live at 702 S Willow Ave and directly impacted by this project.

I am a fourth-generation Tampa resident and have lived through and appreciated the city's evolution over the past three decades. I have seen firsthand how thoughtful, well-designed development has strengthened neighborhoods, revitalized underutilized properties, and enhanced Tampa's character while preserving what makes each area unique. In my view, Magnolia Court fits squarely within that positive trajectory.

My support is informed not only by my long-standing connection to Tampa, but also by my immediate proximity to the project site. I live on Swann Avenue, experience the traffic patterns daily, and can see the site directly from my front yard. Because of this, I have a clear understanding of the existing conditions and how this project would realistically impact the neighborhood. Compared to the current use and to the daily congestion already driven by rush hour and school-related traffic, the additional activity generated by a hotel will be minimal and manageable. Hotels do not create the same concentrated traffic peaks as residential or school uses, and this location is already accustomed to far heavier daily volumes.

I also believe the proposed development would be a meaningful improvement over the existing office building and surrounding conditions. The current structure and surface parking do little to contribute to the neighborhood and represent a missed opportunity along an important corridor. Magnolia Court, by contrast, would activate the site, improve its appearance, and integrate it more thoughtfully into the fabric of Hyde Park.

Beyond aesthetics and use, the project addresses practical issues that directly affect nearby residents, including stormwater management. The existing site is largely impervious and flood-prone, offering little benefit to the surrounding area. The proposed improvements would introduce modern stormwater infrastructure that helps manage runoff and improve conditions for the broader neighborhood.

Having watched Tampa grow and mature over generations, I believe the most successful projects are those that respect their surroundings while moving the city forward. Magnolia Court reflects that balance. From the perspective of someone who lives next door, drives these streets daily, and cares deeply about the future of this city, I see this project as an asset — not a disruption.

For these reasons, I respectfully urge you to support approval of the Magnolia Court development.

Sincerely,

Cameron von Thron

702 S Willow Ave

Tonia Wilcox

From: Aubrey Burris <aburris@stearnsweaver.com>
Sent: Friday, February 6, 2026 8:55 AM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox; 'sdee@playbookpublicrelations.com'
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08
Attachments: Letter of Support - CPA 24-11, REZ 25-48, VAC 25-08.docx
Categories: 2-12-2026

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Dear Members of the City Council and Staff,
I've attached my letter of support for CPA 24-11, REZ 25-48, VAC 25-08. Please vote yes.

Aubrey Burris
702 S. Willow Avenue
Tampa, Florida 33606
Aubrey A. Burris, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100* | Tampa, FL 33602
Direct: 813-222-5034 | Main: 813-223-4800 | aburris@stearnsweaver.com

STEARNS WEAVER MILLER

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Aubrey Burris

702 S. Willow Avenue
Tampa, Florida 33606

February 5, 2026

Re: Support for CPA 24-11, REZ 25-48, VAC 25-08

To the City Council,

I am writing to share my strong support for the Magnolia Hotel project. My home is at a nearby corner of Swann Avenue, and the project site is visible from my property. As a local real estate attorney and Hyde Park resident, I am confident this project presents a great plan for this site and our neighborhood as a whole - it fixes longstanding infrastructure issues while respecting our local history. It is an incredible alternative to what exists today and what could exist in the future based on current entitlements.

My family experience the realities of traffic in this area every day, and we are very familiar with the traffic and parking concerns of Hyde Park generally. I do not have concerns about the traffic or parking from this project. The developer has addressed all of my traffic and parking questions raised to date by careful planning and consideration of our neighborhood. In practical terms, the traffic generated by this project will be a drop in the bucket compared to existing congestion caused by daily rush hour patterns and school drop-off / pick-up activity. As I am sure you appreciate, a boutique hotel use would not create the same sharp traffic peaks as residential, school, or many commercial uses, making it a more compatible fit for this corridor. Plus, the hotel is designed to keep traffic away from our quiet side streets by using its own parking garage and specific driveways. It is obvious from the developer's plans how well this project addresses traffic and other practical issues like flooding and parking.

Please know, there are lots of us in the neighborhood that support this project, but many are afraid to speak out due to the intimidation of a few "vocal" neighbors who oppose any development on this site. One of the best things about this project is that it keeps the existing historic structure and respects the historic character of Hyde Park while transforming an underutilized property into something both functional and attractive. This helps the area grow without losing the classic Hyde Park look we all love. The developer's track record, including the Brazilian Court in Palm Beach, further reinforces our confidence that this project will be executed with care and quality. That is why so many of us are excited for Magnolia Hotel, despite the more vocal opponents threatening those who do support the project.

Overall, this project transforms an underutilized private site that causes public flooding issues into a useful and beautiful space for locals and visitors to enjoy. It is a smart way to improve our community through a clear public benefit, and I respectfully urge you to support its approval.

Sincerely,

Aubrey Burris

Tonia Wilcox

From: Susan C Turner <scturner1231@gmail.com>
Sent: Friday, February 6, 2026 10:46 AM
To: TampaCityCouncil
Subject: [EXTERNAL] February 12 City Council Meeting Agenda Item

Categories: 2-12-2026

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February 12, 2026

Dear City Council Members,

We are writing to express our views regarding the proposed hotel/condominium/restaurant project at Swann and Magnolia Avenues. Since 1979, we have lived on the corner of Swann and Fielding Avenues. Over the years, we have witnessed major changes in Hyde Park, most of them positive and productive and true to the historic nature of the neighborhood. Quality projects deserve appropriate spaces consistent with existing communities. These are our concerns related to the project as presently proposed.

Density: As stated, the project calls for a seven-story building housing 122 hotel guest rooms, gym, spa, two pools, a 4000 sq ft event space, a restaurant with capacity for 230, a market, 8 townhouses, 21 condominium units, a parking garage (for 271 cars), and maintenance facilities for deliveries, trash removal, etc. At capacity, the population of this one block will approach 1000 persons. Undoubtedly, vehicles and guests will spill onto narrow streets including Bay, Brevard, DeLeon, Fielding, and Boulevard. These are residential spaces. As Hyde Park Village has rightfully become a destination for locals and tourists, residents have experienced noise, trash, odors, traffic congestion and parking woes. It is logical to assume the same issues and negative impacts will occur at this much smaller location. Residents in close proximity to the project will endure significant daily impact. Please NOTE: Restaurants, hotels and event spaces (meetings, spa, receptions) employ dozens of permanent and temporary staff. The proposed project includes far too few designated parking spaces to accommodate staff, event space guests, condo and townhome residents, hotel guests, and restaurant guests.

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

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

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

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

In conclusion, we urge the City Council **not** to change the land use designation nor allow the project in its present form. Growth brings challenges. We are not opposed to development of this site. Density, scale, public safety, and historic integrity are our major concerns. A more appropriate use/design is, of course, possible. The existing Comprehensive Plan designation (R-35) allows light commercial and professional offices and single and small multi-family residences.

We are happy to discuss these issues. Thank you for your consideration of our position.

Sincerely,

John M. Belohlavek and Susan C. Turner

702 South Fielding Avenue

813-254-2150

Tonia Wilcox

From: James Baker <jamesgbaker813@gmail.com>
Sent: Friday, February 6, 2026 11:13 AM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;
sdee@playbookpublicrelations.com
Subject: [EXTERNAL] Vote to approve the Magnolia Hotel - CPA 24-11, REZ 25-48, and VAC 25-08

Categories: 2-12-2026

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Dear Council Members, I am writing to express my strong support for the proposed Magnolia Hotel project. I respectfully urge you to vote YES on the related proposals, CPA 24-11, REZ 25-48, and VAC 25-08. This project is thoughtfully designed to enhance the character of the neighborhood by respected local architect Stephen Smith. The development team has listened to the community and the ARC, reducing the project size by 10% and widening sidewalks to improve walkability and the pedestrian experience. At the end of the day, the alternative is preserving an outdated Winters & Yonkers building and surface parking lots that detract from the neighborhood. Magnolia represents a meaningful improvement for Hyde Park and Bayshore. Thank you,

James G. Baker

Tonia Wilcox

From: 83-society-ballots@icloud.com
Sent: Friday, February 6, 2026 12:56 PM
To: TampaCityCouncil
Cc: Frank Boulosa
Subject: [EXTERNAL] DENY LAND USE REQUEST TA/CPA 24-11 AND REZONING REZ 25-48

Categories: 2-12-2026

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I have lived at 509 West Bay St for 18 years and seen the traffic get worse and worse. Now you want to add to the traffic problem by directing all the people leaving this hotel down BayStreet to the Bayshore. You cannot get thru now with all the cars and trucks parked. People fly off the Bayshore headed to the hospital or Davis Island and think that it is one way. STOP this insanity. Leslie Harvey

Tonia Wilcox

From: Beverly Hanlon <hanlon.beverly@gmail.com>
Sent: Friday, February 6, 2026 1:38 PM
To: TampaCityCouncil
Subject: [EXTERNAL]

Categories: 2-12-2026

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Joe and I have owned the property 701 and 701 1/2 W. Swann since 1984. We oppose the project across the street because it is in the wrong place. Townhouses--yes, but no hotel. No trucks loading and unloading, no restaurants, large wedding gatherings, no parking jams. Please vote no.

Thank you.

Bev and Joe Hanlon

Tonia Wilcox

From: Steve Parker <sdp@harmonparkerlaw.com>
Sent: Friday, February 6, 2026 1:57 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Please do not approve the HUGE 7 story project at Swann near Bayshore!!!

Categories: 2-12-2026

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Dear Tampa City Council members,

By way of introduction, my name is Steve Parker and I have lived in Hyde Park for over 20 years at 831 S. Delaware Ave. Please, please, please do not approve the huge 7 story project on Swann near Bayshore. This proposed project does not comply with any of the Historic District building guidelines. It is huge and will cause a very large influx of people, cars, and traffic. Our density has already increased too much and traffic in that area is terrible. The last thing we need is more people and more cars. We recently lost half of our parking on my street and other streets in Hyde Park because our streets are too narrow to park on both sides and still allow emergency vehicles. With losing so much parking in Hyde Park we do not need more cars that need a place to park!

The planning staff and commission did not recommend the project be approved so please do not approve it.

The ARC did not recommend the project be approved so please do not approve it.

HPPI decided to not take a position on it so please do not approve it.

You may recall that I recently wanted to get aluminum clad windows approved for the front of my house instead of all wood windows. ARC did not approve the windows because they do not meet Hyde Park guidelines. I appealed their decision and came before City Council asking City Council to approve aluminum clad windows that last 3 times longer and have a 30 year warranty. City Council heard my arguments and did not approve the aluminum clad windows. If ARC and City Council will not approve windows that do not meet Hyde Park guidelines then City Council should not approve this Huge 7 story project that does not meet any of the Hyde Park guidelines.

The developer and landowners are just trying to make a lot of \$. They are not proposing this project for the good of the community. There is no exception in the Hyde Park guidelines or the ARC rules to approve a project just so developers can make a lot of money.

Please reject this project! If you want to discuss it please feel free to call me on my mobile at (813) 294-0269.

Thanks,

Steve.

Steve D. Parker, Esquire

Harmon Parker, P.A.

110 N. 11th Street, 2nd Floor

Tampa, FL 33602

813-222-3607 Office

813-222-3616 Fax

www.harmonparkerlaw.com

sdp@harmonparkerlaw.com

[BIO Web Page](#)



STEVE D. PARKER, ESQ.
TOP 100 VERDICTS
NATIONWIDE
2019



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Super Lawyers

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Tonia Wilcox

From: Biasic <biasic@yahoo.com>
Sent: Friday, February 6, 2026 2:09 PM
To: TampaCityCouncil
Cc: James - Dada Abbott
Subject: [EXTERNAL] DENY LAND USE REQUEST TA/CPA 24-11 and REZONING REZ 25-48

Categories: 2-12-2026

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Dear City Council Members,

I am writing to formally express my concern regarding the proposed rezoning to allow the construction of a large (Magnolia) hotel within our historic Spanishtown Creek district. While I understand the importance of thoughtful growth and economic development, this proposal raises several significant issues that I believe are inconsistent with the character, safety, and long-term sustainability of our one-of-a-kind historic neighborhood.

First, the introduction of a large hotel would inevitably increase parking demand, pushing overflow parking onto neighboring streets that are not designed to accommodate such volume. We live in this area and have seen first hand the bottlenecks that can occur.

Second, increased noise from guests, events, deliveries, and ongoing operations would disrupt a district that has long been valued for its character and relative quiet. This concern is compounded by the proposed location being outside of established mixed-use areas, such as Hyde Park Village, which were intentionally designed to handle higher levels of activity and density.

Traffic congestion is another major concern. The area already experiences challenges, particularly near Gorrie and Wilson Middle School. Additional hotel-related traffic (guests, ride-shares, service vehicles, and deliveries) would further strain local roadways, creating chaotic traffic flow and raising safety concerns for students, families, and staff.

What I'm frankly most concerned about is that the scale and use of a large hotel are fundamentally inconsistent with the historic nature of this unique district. The district's character, architectural

integrity, and sense of place are assets that cannot be easily restored once compromised. A seven-story building will dwarf the surrounding neighbors.

Finally, the practical realities of hotel operations- including disruptive truck deliveries, garbage pickup, and the use of loading bays on a 24-foot-wide street such as Bay Street - pose serious logistical and safety challenges. These activities would significantly impact daily life for nearby residents and further contribute to congestion and noise.

I'd welcome another small boutique hotel in S Tampa but the massive scale of this proposal is just not in alignment with the character of this special neighborhood. For these reasons, I respectfully urge the Board to carefully reconsider this rezoning request and to prioritize land use decisions that align with existing planning principles, historic preservation goals, environmental constraints, and the well-being of the surrounding community.

Thank you for your time, consideration, and service to our community!

Sincerely,

Crystal Biasi

405 W Azeele Street

Resident of the Spanishtown Creek Neighborhood

Sent from my iPhone

Tonia Wilcox

From: Merrie Tankersley <mervance@yahoo.com>
Sent: Friday, February 6, 2026 3:11 PM
Subject: [EXTERNAL] rezoning on Swann Ave.

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City Council members,

As a lifelong resident who grew up in this neighborhood, I am writing to express my strong opposition to the proposed land use change and rezoning on Swann Avenue. This neighborhood is defined by its historic character and close-knit community; the proposed development threatens to dismantle the very qualities that make this area a vital part of our city's heritage.

My opposition is based on several critical concerns regarding the safety, environment, and infrastructure of our community:

1. Traffic and Public Safety

The proposed increase in density will lead to chaotic traffic flow and severe congestion. Of particular concern is the proximity to Gorrie Elementary and Wilson Middle School. Introducing higher traffic intensity near school zones creates an unacceptable safety risk for students and parents. Furthermore, the limited loading bays in the proposal suggest that disruptive truck deliveries will likely occur on the street, further choking narrow thoroughfares.

2. Parking and Local Business Impact

The project does not sufficiently account for the vehicles it will attract. This will inevitably result in increased parking overflow onto neighboring residential streets, creating a logistical nightmare for both local residents and the small businesses that already struggle with limited space.

3. Environmental and Coastal Risks

The project is situated within a Coastal High Hazard Area. Increasing density in such a vulnerable location is short-sighted. I am deeply concerned about:

- Storm surge and water drainage issues that could be exacerbated by increased non-porous surfaces.
- The long-term strain on our aging infrastructure to manage displaced groundwater.

4. Preservation of Historic Character

This proposal is fundamentally inconsistent with the Historic District Guidelines. The neighborhood has a distinct architectural and cultural identity that exists outside the established mixed-use hubs of Hyde Park Village and Howard Avenue. Expanding high-density zoning into this quiet, historic corridor disrupts the intentional urban planning that has protected this area for decades.

5. Quality of Life

Beyond the structural concerns, the resulting increased noise and density will forever alter the peaceful nature of our streets. This is not just a matter of "growth"—it is a matter of protecting a historic neighborhood from incompatible development.

The residents who live, work, and raise families here are overwhelmingly opposed to these changes. I urge the Council to vote against this rezoning and uphold the integrity of our historic district.

Thank you for your time and for your service to our city.

Sincerely,

Merrie

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Friday, February 6, 2026 3:20 PM
To: CouncilQuasiBox
Subject: FW: Please do not approve the HUGE 7 story project at Swann near Bayshore!!!

Categories: 2-12-2026

From: Steve Parker <sdp@harmonparkerlaw.com>
Sent: Friday, February 6, 2026 1:55 PM
To: Charlie Miranda <Charlie.Miranda@tampagov.net>
Subject: [EXTERNAL] Please do not approve the HUGE 7 story project at Swann near Bayshore!!!

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Dear Mr. Miranda,

By way of introduction, my name is Steve Parker and I have lived in Hyde Park for over 20 years at 831 S. Delaware Ave. Please, please, please do not approve the huge 7 story project on Swann near Bayshore. This proposed project does not comply with any of the Historic District building guidelines. It is huge and will cause a very large influx of people, cars, and traffic. Our density has already increased too much and traffic in that area is terrible. The last thing we need is more people and more cars. We recently lost half of our parking on my street and other streets in Hyde Park because our streets are too narrow to park on both sides and still allow emergency vehicles. With losing so much parking in Hyde Park we do not need more cars that need a place to park!

The planning staff and commission did not recommend the project be approved so please do not approve it.

The ARC did not recommend the project be approved so please do not approve it.

HPPI decided to not take a position on it so please do not approve it.

You may recall that I recently wanted to get aluminum clad windows approved for the front of my house instead of all wood windows. ARC did not approve the windows because they do not meet Hyde Park guidelines. I appealed their decision and came before City Council asking City Council to approve aluminum clad windows that last 3 times longer and have a 30 year warranty. City Council heard my arguments and did not approve the aluminum clad windows. If ARC and City Council will not approve windows that do not meet Hyde Park guidelines then City Council should not approve this Huge 7 story project that does not meet any of the Hyde Park guidelines.

The developer and landowners are just trying to make a lot of \$. They are not proposing this project for the good of the community. There is no exception in the Hyde Park guidelines or the ARC rules to approve a project just so developers can make a lot of money.

Please reject this project! If you want to discuss it please feel free to call me on my mobile at (813) 294-0269.

Thanks,
Steve.

Steve D. Parker, Esquire
Harmon Parker, P.A.
110 N. 11th Street, 2nd Floor
Tampa, FL 33602

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BIO Web Page



STEVE D. PARKER, ESQ.
TOP 100 VERDICTS
NATIONWIDE
2019



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Tonia Wilcox

From: Pamela Carpenter <pamelacarpenter2021@outlook.com>
Sent: Friday, February 6, 2026 3:22 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Please do the right thing and DENY LAND USE REQUEST TA/CPA 24-11 and REZONING REZ 25-48.

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This is clearly a huge overbuild, again and not appropriate for the current R35 land use zoning. What if every time someone wanted to build, they asked for an exception...to overbuild. Stay in the R35 definition of go back to palm beach

Pam Carpenter
2501 Crowder lane
Tampa 33629
813 390 0208

Tonia Wilcox

From: Kyle Gilliland <kylegilliland@me.com>
Sent: Friday, February 6, 2026 3:34 PM
To: TampaCityCouncil
Subject: [EXTERNAL] DENY LAND USE REQUEST TA/CPA 24-11 and REZONING REZ-25-48

Importance: High

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Dear Council members,

I am writing to respectfully request that you deny the land use and rezoning application for the property on Swann Ave in Spanishtown Creek.

As a homeowner and resident of this enchanting neighborhood since May 2005, and as a licensed real estate agent, I am deeply concerned about the potential impact of this rezoning on the tranquil charm that my fellow Spanishtown Creek and Hyde Park neighbors have cherished for decades.

Introducing such a business would not only disrupt the peaceful atmosphere but also lead to a significant influx of traffic and transient individuals in an already congested area. This would be particularly concerning given the proximity to two public schools, our largest hospital, and the bustling, pedestrian-filled Bayshore Boulevard.

The addition of a hotel, a restaurant, a spa, and additional living units does not serve the residents of Hyde Park. The influx would stand to cause harm as our streets are already congested, we regularly deal with flooding during storms, and in addition, the architectural design is not conducive to the style of the neighborhood.

In light of these concerns, I kindly request that you deny the rezoning application and preserve Spanishtown Creek and Historic Hyde Park as the quaint and idyllic neighborhood that homeowners have long cherished.

I thank you for your time and service to our city.

Sincerely,

Kyle Gilliland
1000 W Horatio St.
Tampa, FL 33606