

Tonia Wilcox

From: donna morrison <donnamorisonart@gmail.com>
Sent: Monday, February 9, 2026 9:52 AM
To: TampaCityCouncil
Subject: [EXTERNAL] Magnolia Court Hotel Proposed zoning changes

Categories: 2-12-2026

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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

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

Proposed Comprehensive Plan Amendment TA/CPA 24-11

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

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

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

This requested change needs to be considered separate and apart from the applicant's current specific proposal for the property. Council should evaluate the requested Comprehensive Plan Amendment changes on its own merits and in accordance with the City's established criteria for such changes. City Council must consider the full potential of the property under a land use change—what any developer could build, not what this developer plans to build. It is why Council should not simultaneously be presented with what the applicant claims they intend to build. A comprehensive plan amendment is a major legislative policy decision, not a project pitch. Allowing the applicant to present the comprehensive plan amendment with the proposed development would be inappropriate.

REZ-25-0000048 and VAC 25-08

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

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

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

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

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

Sincerely,
Donna Morrison
Vice President, Tampa Regional Artists

Tonia Wilcox

From: Robin Reeves <rreeves242@outlook.com>
Sent: Monday, February 9, 2026 9:54 AM
To: TampaCityCouncil
Subject: [EXTERNAL] Deny Land Use TA/TPA24-11 and Rezoning REZ 25-48

Categories: 2-12-2026

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To Tampa City Council Members,
Regarding the request for land use change from R-35 to CMU-35, on
the property at Swann Ave, Magnolia and Brevard ; I live in
Historic Hyde Park and want to
keep our historic neighborhoods
safe, charming and to maintain this community I request that the rezoning change be denied . We
do not desire to become more congested, chaotic, dangerously
overcrowded with a strain on drainage, traffic jams, increasing
delivery trucks ...this would be
disastrous to our beautiful
historic neighborhoods . Deny,
deny, deny this rezoning request!
Thank you,
Robin Reeves
514 S. Orleans Ave #2
Tampa, Fl 33606

Sent from my iPhone

Tonia Wilcox

From: Frank Militello <Frank.Militello@sembler.com>
Sent: Monday, February 9, 2026 9:59 AM
To: CouncilQuasiBox
Subject: [EXTERNAL] Submission for Agenda Package – REZ 25-48 (February City Council Hearing)
Attachments: Letter For City Council Members February 12th Hearing.pdf
Importance: High
Categories: 2-12-2026

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Members of City Council,

I am writing to formally submit the attached letter regarding **Rezoning Application REZ 25-48** for inclusion in the **agenda package and official record** for the upcoming **February City Council hearing**.

The attached correspondence outlines my request that City Council deny the proposed rezoning and is submitted in my capacity as a nearby property owner and resident at Christiansted Condominiums, 509 W. Bay Street, Unit 201, Tampa, Florida.

Please confirm that this letter has been received and will be included in the agenda materials provided to City Council members prior to the hearing. If any additional steps or formatting requirements are needed to ensure inclusion, please let me know.

Thank you for your time and consideration.

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

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

February 7, 2026

Dear Members of City Council,

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

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

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

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

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

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

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

Respectfully submitted,



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

Tonia Wilcox

From: Frank Militello <Frank.Militello@sembler.com>
Sent: Monday, February 9, 2026 10:18 AM
To: TampaCityCouncil
Subject: [EXTERNAL] Submission for Agenda Package – REZ 25-48 (February City Council Hearing)
Attachments: Letter For City Council Members February 12th Hearing.pdf
Importance: High
Categories: 2-12-2026

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Dear City Clerk and Members of City Council,

I am writing to formally submit the attached letter regarding **Rezoning Application REZ 25-48** for inclusion in the **agenda package and official record** for the upcoming **February City Council hearing**.

The attached correspondence outlines my request that City Council deny the proposed rezoning and is submitted in my capacity as a nearby property owner and resident at Christiansted Condominiums, 509 W. Bay Street, Unit 201, Tampa, Florida.

Please confirm that this letter has been received and will be included in the agenda materials provided to City Council members prior to the hearing. If any additional steps or formatting requirements are needed to ensure inclusion, please let me know.

Thank you for your time and consideration.

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

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

February 7, 2026

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

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

Respectfully submitted,



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

Tonia Wilcox

From: Frank Silcox <fsilcox@fsventures.net>
Sent: Monday, February 9, 2026 10:52 AM
To: TampaCityCouncil; Bill Carlson; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Naya Young; Charlie Miranda; Luis Viera
Subject: [EXTERNAL] Opposition letter of TA/CPA 24-11& REZ-25-48 being heard on Feb 12th, 2026
Attachments: Magnolia Hotel opposition letter 2-9-26.pdf
Categories: 2-12-2026

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Attached please find a opposition letter for TA/CPA 24-11 & REZ-25-48 scheduled to be heard on Feb 12th, 2026.

Sincerely,

Frank Silcox

124 Adalia Ave

Tampa, FL 33606

fsilcox@fsventures.net

February 9, 2026

Re: **Opposition of TA/CPA 24-11& REZ-25-48 being heard on Feb 12th, 2026
Magnolia Hotel proposed in Hyde Park**

Honorable Members of Tampa City Council,

My name is Frank Silcox. I am a Davis Islands resident living approximately 0.6 miles from the proposed Magnolia Hotel site, and I have worked in commercial real estate and development for more than 35 years.

I am writing to respectfully oppose both hearing items scheduled for February 12, 2026:
(1) the proposed Land Use Amendment TA/CPA 24-11, and
(2) the associated Planned Development rezoning REZ-25-48.

My opposition is based on the **excessive intensity, density, and scale** enabled by these requests, their inconsistency with adopted planning policy, and the documented impacts on traffic, historic context, and established neighborhood character. This opposition is to the entitlements being requested, not simply to architectural design or project configuration.

I. Opposition to Land Use Amendment TA/CPA 24-11 (R-35 to CMU-35)

The Planning Commission staff report concludes that the requested land use amendment is **inconsistent** with the Tampa Comprehensive Plan and should not be approved.

City Planning staff expressly notes that mixed-use development can already occur under the existing R-35 designation and that the purpose of the amendment is solely to utilize additional FAR to increase building mass. This establishes that the requested change is not necessary to enable reasonable redevelopment, but instead serves to significantly intensify development potential beyond what is currently contemplated for this site.

The subject property is also partially located within the Coastal High Hazard Area, where existing policy strongly discourages increases in residential density. City Planning staff formally objected to the amendment on this basis.

Additionally, staff confirmed that no adjacent parcels carry a CMU-35 designation, meaning the amendment would introduce a higher-intensity land use that is unsupported by surrounding development patterns and incompatible with the established context of the Hyde Park Historic District.

For these reasons, I respectfully urge City Council to **deny TA/CPA 24-11** and retain the existing R-35 future land use designation.

II. Opposition to Planned Development Rezoning REZ-25-48

City of Tampa Development Review and Compliance staff found the proposed rezoning **inconsistent** with applicable land development regulations, even assuming approval of the land use amendment.

The Architectural Review Commission voted to recommend denial, citing that the proposal exceeds historic references in height and width, spans the full length of the block, and introduces setbacks inconsistent with the historic fabric of Hyde Park.

The proposed seven-story structure, approximately 177,000 square feet in size, represents a level of massing and scale that staff concluded does not align with surrounding neighborhoods and is substantially larger than adjacent properties within the historic district.

Transportation staff further found the site plan inconsistent with City Code due to prohibited access points on local streets and non-compliant loading operations that rely on maneuvering within the public right-of-way, raising legitimate concerns regarding congestion, safety, and operational feasibility.

Finally, the proposal's reliance on multiple waivers and a FAR bonus agreement underscores that the requested development intensity exceeds what is appropriate for this location. Staff specifically noted that reduced scale and massing would be more consistent with the surrounding historic and residential context.

In Summary

This proposal seeks to permanently expand development entitlements through increased land-use intensity, FAR, and scale in an established historic residential area. The City's own professional planning, preservation, and transportation staff have consistently identified these requests as incompatible with adopted policy and neighborhood context.

For these reasons, and to preserve the integrity of adopted land-use designations and development standards, I respectfully request that City Council **deny both TA/CPA 24-11 and REZ-25-48**.

Thank you for your time, service, and careful consideration.

Respectfully,

Frank Silcox
124 Adalia Avenue
Tampa, FL 33606

Tonia Wilcox

From: Dossie Marrone
Sent: Monday, February 9, 2026 11:14 AM
To: CouncilQuasiBox
Subject: FW: Opposition letter of TA/CPA 24-11& REZ-25-48 being heard on Feb 12th, 2026
Attachments: Magnolia Hotel opposition letter 2-9-26.pdf

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

Please note this email is public record.

From: Frank Silcox <fsilcox@fsventures.net>
Sent: Monday, February 9, 2026 10:52 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>
Subject: [EXTERNAL] Opposition letter of TA/CPA 24-11& REZ-25-48 being heard on Feb 12th, 2026

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Attached please find a opposition letter for TA/CPA 24-11 & REZ-25-48 scheduled to be heard on Feb 12th, 2026.

Sincerely,

Frank Silcox
124 Adalia Ave
Tampa, FL 33606
fsilcox@fsventures.net

February 9, 2026

Re: **Opposition of TA/CPA 24-11& REZ-25-48 being heard on Feb 12th, 2026
Magnolia Hotel proposed in Hyde Park**

Honorable Members of Tampa City Council,

My name is Frank Silcox. I am a Davis Islands resident living approximately 0.6 miles from the proposed Magnolia Hotel site, and I have worked in commercial real estate and development for more than 35 years.

I am writing to respectfully oppose both hearing items scheduled for February 12, 2026:

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

My opposition is based on the **excessive intensity, density, and scale** enabled by these requests, their inconsistency with adopted planning policy, and the documented impacts on traffic, historic context, and established neighborhood character. This opposition is to the entitlements being requested, not simply to architectural design or project configuration.

I. Opposition to Land Use Amendment TA/CPA 24-11 (R-35 to CMU-35)

The Planning Commission staff report concludes that the requested land use amendment is **inconsistent** with the Tampa Comprehensive Plan and should not be approved.

City Planning staff expressly notes that mixed-use development can already occur under the existing R-35 designation and that the purpose of the amendment is solely to utilize additional FAR to increase building mass. This establishes that the requested change is not necessary to enable reasonable redevelopment, but instead serves to significantly intensify development potential beyond what is currently contemplated for this site.

The subject property is also partially located within the Coastal High Hazard Area, where existing policy strongly discourages increases in residential density. City Planning staff formally objected to the amendment on this basis.

Additionally, staff confirmed that no adjacent parcels carry a CMU-35 designation, meaning the amendment would introduce a higher-intensity land use that is unsupported by surrounding development patterns and incompatible with the established context of the Hyde Park Historic District.

For these reasons, I respectfully urge City Council to **deny TA/CPA 24-11** and retain the existing R-35 future land use designation.

II. Opposition to Planned Development Rezoning REZ-25-48

City of Tampa Development Review and Compliance staff found the proposed rezoning **inconsistent** with applicable land development regulations, even assuming approval of the land use amendment.

The Architectural Review Commission voted to recommend denial, citing that the proposal exceeds historic references in height and width, spans the full length of the block, and introduces setbacks inconsistent with the historic fabric of Hyde Park.

The proposed seven-story structure, approximately 177,000 square feet in size, represents a level of massing and scale that staff concluded does not align with surrounding neighborhoods and is substantially larger than adjacent properties within the historic district.

Transportation staff further found the site plan inconsistent with City Code due to prohibited access points on local streets and non-compliant loading operations that rely on maneuvering within the public right-of-way, raising legitimate concerns regarding congestion, safety, and operational feasibility.

Finally, the proposal's reliance on multiple waivers and a FAR bonus agreement underscores that the requested development intensity exceeds what is appropriate for this location. Staff specifically noted that reduced scale and massing would be more consistent with the surrounding historic and residential context.

In Summary

This proposal seeks to permanently expand development entitlements through increased land-use intensity, FAR, and scale in an established historic residential area. The City's own professional planning, preservation, and transportation staff have consistently identified these requests as incompatible with adopted policy and neighborhood context.

For these reasons, and to preserve the integrity of adopted land-use designations and development standards, I respectfully request that City Council **deny both TA/CPA 24-11 and REZ-25-48**.

Thank you for your time, service, and careful consideration.

Respectfully,

Frank Silcox
124 Adalia Avenue
Tampa, FL 33606

Tonia Wilcox

From: Bryjanna Brayo <bkbayoc@gmail.com>
Sent: Monday, February 9, 2026 11:40 AM
To: TampaCityCouncil
Cc: Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera
Subject: [EXTERNAL] 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

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

Dear Council Members,

I am a student and member at Tampa Regional Artists, Inc. (TRA). TRA owns and operates the Old Hyde Park Art Center located at 705 W. Swann Avenue, one block west of the subject property between Brevard and Boulevard. The 1,100-square-foot Art Center, originally a one-room schoolhouse, is a contributing structure within the Hyde Park Historic District and reflects the historic character and human scale of the neighborhood.

Proposed Comprehensive Plan Amendment TA/CPA 24-11

The requested Comprehensive Plan Amendment represents a permanent change to the allowable uses for this property. Such a change would introduce a wide range of potential uses that are incompatible with the Hyde Park Historic District and the surrounding residential neighborhood. While the current designation limits development to residential multi-family, consistent with the character of the area, the amendment would enable significantly more intense commercial development.

These commercial uses would require infrastructure that the surrounding neighborhood cannot support. The streets adjacent to the property are narrow, already strained for parking, and not designed to accommodate increased traffic volumes. More intense development would exacerbate these limitations, creating safety risks for pedestrians and the students of Wilson Middle School and Gorrie Elementary School. Additionally, the scale permitted under the amendment would be out of character with this section of the Historic District.

The applicant has chosen to present the Comprehensive Plan Amendment, the rezoning request, and the vacation request separately before the ARC, only to bring them together before the City Council at the same meeting. This has the effect of muddying the waters regarding the application for the Comprehensive Plan Amendment.

This requested change needs to be considered separate and apart from the applicant's current specific proposal for the property. Council should evaluate the requested Comprehensive Plan Amendment changes on its own merits and in accordance with the City's established criteria for such changes. City Council must consider the full potential of the property under a land use change—what **any** developer could build, not what this developer plans to build. It is why Council should not simultaneously be presented with what the applicant claims they intend to build. A comprehensive plan amendment is a **major legislative policy decision**, not a project pitch. Allowing the applicant to present the comprehensive plan amendment with the proposed development would be inappropriate.

REZ-25-0000048 and VAC 25-08

TRA's building is typical in size and scale for the neighborhood and the Hyde Park Historic District. The proposed development far exceeds this scale and is inconsistent with the established character of the area.

TRA operates a full schedule of classes and workshops, generally from 9:00 a.m. to 9:00 p.m. on weekdays. Because we have only three dedicated parking spaces, our students and attendees rely heavily on on-street parking along Swann Avenue and nearby side streets. As they walk from their parked vehicles to our building, pedestrian activity is naturally increased.

TRA has worked closely with the City to preserve the walkability of this corridor and to advocate for traffic-calming measures on Swann. Our discussions with the Mobility Department resulted in preserving both parking and bicycle lanes while narrowing traffic lanes to slow vehicle speeds—particularly traffic coming from Bayshore at Magnolia onto Swann.

The addition of a large facility at Magnolia and Swann would significantly increase traffic on Swann Avenue, posing a safety risk to our attendees walking from surrounding streets. The neighborhood's narrow streets are not designed to accommodate the level of traffic this development would generate. Moreover, the increased intensity would strain already limited parking resources and create additional hazards for pedestrians and cyclists.

We respectfully urge the City Council to consider both the long-term implications of a Comprehensive Plan change and the specific impacts of the proposed development. A large facility of the type that would be permitted under the amendment would fundamentally alter the character, safety, and daily functioning of this historic neighborhood. The Old Hyde Park Art Center and its attendees, as well as residents and students, would be directly affected.

Thank you for your consideration and for your commitment to preserving the integrity and safety of the Hyde Park Historic District.

Sincerely,

Bryjanna Brayo-Cefaratti
Student and Member, Tampa Regional Artists
3401 N. Lakeview Dr. Apt 1002
Tampa, FL 33618
P. 216-527-6458
E. bkbrayoc@gmail.com

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Monday, February 9, 2026 11:50 AM
To: CouncilQuasiBox
Subject: FW: Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48
Attachments: Letter For City Council Members February 12th Hearing.pdf

From: Frank Militello <Frank.Militello@sembler.com>
Sent: Monday, February 9, 2026 11:03 AM
To: Charlie Miranda <Charlie.Miranda@tampagov.net>
Subject: [EXTERNAL] Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48

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Dear Council Member Miranda ,

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

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

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

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

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

February 7, 2026

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

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

Respectfully submitted,



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

Tonia Wilcox

From: leslie reiner <reinerleslie@gmail.com>
Sent: Monday, February 9, 2026 12:08 PM
To: TampaCityCouncil
Subject: [EXTERNAL] proposed construction on Swann and Bayshore

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Dear Council Member,

I am not sure I can attend the meeting this Thursday to speak up against the proposed construction of a hotel, condos, center and pool. I have been to three of the planning feedback meetings and while it looks like an attractive project I don't believe it belongs so close to both the bay and to an already congested neighborhood. We had a lucky hurricane season, but that will not always be the case. Bayshore is an ever-crowded pedestrian park and adding more cars and traffic will only make things worse. The closeness to both the public middle and elementary schools is also a concern. I hope you will consider this carefully.

Thanks you,
Leslie Reiner
Hyde Park resident

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Monday, February 9, 2026 1:48 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Deny commercial rezoning in Historic Hyde Park Tampa

From: Sunny Raml <sunnyhydepark@gmail.com>
Sent: Monday, February 9, 2026 12:16 PM
To: Charlie Miranda <Charlie.Miranda@tampagov.net>
Subject: [EXTERNAL] Deny commercial rezoning in Historic Hyde Park Tampa

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Hello Councilman Miranda,

My name is Sunny RamL and I reside at 1310 W Horatio St, Tampa 33606 (in Hyde Park). I purchased and have lived in my home for almost 22 years. I love it and our close community. There is an unmistakable charm about Hyde Park that you won't find anywhere else in the Tampa Bay Area. The historic value is priceless and we should protect this gem. I am a 4th generation Tampa native and want to preserve my history.

Which is why I strongly Oppose the current commercial rezoning proposal in front of you for Hyde Park. There are many reasons to deny this proposal;

1. We don't need more hotels, retail, restaurants, housing, event space, etc. Hyde Park Village already has all of those options and is located within walking distance of the new proposal.
2. Flooding is paramount in Hyde Park. And no one can accurately and precisely predict the change in direction of water flow due to all this construction. The few areas in Hyde Park that are not in a flood zone today could very likely be in one after the construction. This is a huge issue.
3. Traffic is already heavy and commercial vehicles delivering to Hyde Park Village cut through the neighborhoods and speed doing it. Along with visitors attending events, shopping, bars/restaurants, and movie goers.
4. Roads in Hyde Park continually have potholes due to high traffic (both commercial & visitors), plus standing water in the neighborhoods. Dangerous for pedestrians and our vehicles.

These are a few but very important reasons to deny this commercial rezoning proposal. It is my hope you will consider what's best for the Hyde Park residential community. And it's definitely Not more commercial development.

Thank you,
Sunny RamL

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:05 PM
To: CouncilQuasiBox
Subject: Fw: Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48

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: Bill Carlson <Bill.Carlson@tampagov.net>
Sent: Monday, February 9, 2026 2:04 PM
To: Frank Militello <Frank.Militello@sembler.com>
Subject: Re: Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48

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: Frank Militello <Frank.Militello@sembler.com>
Sent: Monday, February 9, 2026 10:56 AM
To: Bill Carlson <Bill.Carlson@tampagov.net>
Subject: [EXTERNAL] Letter Regarding February 12th Hearing For Rezoning Application REZ 25-48

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Dear Council Member Carlson,

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

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

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

Respectfully,

Frank Militello

Christiansted Condominiums

509 W. Bay Street, Unit 201

Tampa, FL 33606

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:05 PM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] 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

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: Bill Carlson <Bill.Carlson@tampagov.net>
Sent: Monday, February 9, 2026 2:02 PM
To: Bryjanna Brayo <bkbrayoc@gmail.com>
Subject: Re: [EXTERNAL] 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

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: Bryjanna Brayo <bkbrayoc@gmail.com>
Sent: Monday, February 9, 2026 11:40 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] 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

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

Dear Council Members,

I am a student and member at Tampa Regional Artists, Inc. (TRA). TRA owns and operates the Old Hyde Park Art Center located at 705 W. Swann Avenue, one block west of the subject property between Brevard and Boulevard. The 1,100-square-foot Art Center, originally a one-room schoolhouse, is a contributing structure within the Hyde Park Historic District and reflects the historic character and human scale of the neighborhood.

Proposed Comprehensive Plan Amendment TA/CPA 24-11

The requested Comprehensive Plan Amendment represents a permanent change to the allowable uses for this property. Such a change would introduce a wide range of potential uses that are incompatible with the Hyde Park Historic District and the surrounding residential neighborhood. While the current designation limits development to residential multi-family, consistent with the character of the area, the amendment would enable significantly more intense commercial development.

These commercial uses would require infrastructure that the surrounding neighborhood cannot support. The streets adjacent to the property are narrow, already strained for parking, and not designed to accommodate increased traffic volumes. More intense development would exacerbate these limitations, creating safety risks for pedestrians and the students of Wilson Middle School and

Gorrie Elementary School. Additionally, the scale permitted under the amendment would be out of character with this section of the Historic District.

The applicant has chosen to present the Comprehensive Plan Amendment, the rezoning request, and the vacation request separately before the ARC, only to bring them together before the City Council at the same meeting. This has the effect of muddying the waters regarding the application for the Comprehensive Plan Amendment.

This requested change needs to be considered separate and apart from the applicant's current specific proposal for the property. Council should evaluate the requested Comprehensive Plan Amendment changes on its own merits and in accordance with the City's established criteria for such changes. City Council must consider the full potential of the property under a land use change—what **any** developer could build, not what this developer plans to build. It is why Council should not simultaneously be presented with what the applicant claims they intend to build. A comprehensive plan amendment is a **major legislative policy decision**, not a project pitch. Allowing the applicant to present the comprehensive plan amendment with the proposed development would be inappropriate.

REZ-25-0000048 and VAC 25-08

TRA's building is typical in size and scale for the neighborhood and the Hyde Park Historic District. The proposed development far exceeds this scale and is inconsistent with the established character of the area.

TRA operates a full schedule of classes and workshops, generally from 9:00 a.m. to 9:00 p.m. on weekdays. Because we have only three dedicated parking spaces, our students and attendees rely heavily on on-street parking along Swann Avenue and nearby side streets. As they walk from their parked vehicles to our building, pedestrian activity is naturally increased.

TRA has worked closely with the City to preserve the walkability of this corridor and to advocate for traffic-calming measures on Swann. Our discussions with the Mobility Department resulted in preserving both parking and bicycle lanes while narrowing traffic lanes to slow vehicle speeds—particularly traffic coming from Bayshore at Magnolia onto Swann.

The addition of a large facility at Magnolia and Swann would significantly increase traffic on Swann Avenue, posing a safety risk to our attendees walking from surrounding streets. The neighborhood's narrow streets are not designed to accommodate the level of traffic this development would generate. Moreover, the increased intensity would strain already limited parking resources and create additional hazards for pedestrians and cyclists.

We respectfully urge the City Council to consider both the long-term implications of a Comprehensive Plan change and the specific impacts of the proposed development. A large facility of the type that would be permitted under the amendment would fundamentally alter the character, safety, and daily functioning of this historic neighborhood. The Old Hyde Park Art Center and its attendees, as well as residents and students, would be directly affected.

Thank you for your consideration and for your commitment to preserving the integrity and safety of the Hyde Park Historic District.

Sincerely,

Bryjanna Brayo-Cefaratti
Student and Member, Tampa Regional Artists
3401 N. Lakeview Dr. Apt 1002
Tampa, FL 33618
P. 216-527-6458
E. bkbrayoc@gmail.com

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:05 PM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] Deny commercial rezoning in Historic Hyde Park Tampa

Bill Carlson

Tampa City Council Member, District 4

City of Tampa / 315 E. Jackson / Tampa, Florida

m: (813) 210-0616

e: bill.carlson@tampa.gov

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

From: Bill Carlson <Bill.Carlson@tampagov.net>
Sent: Monday, February 9, 2026 2:02 PM
To: Sunny Rami <sunnyhydepark@gmail.com>
Subject: Re: [EXTERNAL] Deny commercial rezoning in Historic Hyde Park Tampa

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: Sunny Raml <sunnyhydepark@gmail.com>
Sent: Monday, February 9, 2026 11:56 AM
To: Bill Carlson <Bill.Carlson@tampagov.net>
Subject: [EXTERNAL] Deny commercial rezoning in Historic Hyde Park Tampa

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Hello Councilman Carlson,

My name is Sunny RamL and I reside at 1310 W Horatio St, Tampa 33606 (in Hyde Park). I purchased and have lived in my home for almost 22 years. I love it and our close community. There is an unmistakable charm about Hyde Park that you won't find anywhere else in the Tampa Bay Area. The historic value is priceless and we should protect this gem. I am a 4th generation Tampa native and want to preserve my history.

Which is why I strongly Oppose the current commercial rezoning proposal in front of you for Hyde Park. There are many reasons to deny this proposal;

1. We don't need more hotels, retail, restaurants, housing, event space, etc. Hyde Park Village already has all of those options and is located within walking distance of the new proposal.
2. Flooding is paramount in Hyde Park. And no one can accurately and precisely predict the change in direction of water flow due to all this construction. The few areas in Hyde Park that are not in a flood zone today could very likely be in one after the construction. This is a huge issue.
3. Traffic is already heavy and commercial vehicles delivering to Hyde Park Village cut through the neighborhoods and speed doing it. Along with visitors attending events, shopping, bars/restaurants, and movie goers.
4. Roads in Hyde Park continually have potholes due to high traffic (both commercial & visitors), plus standing water in the neighborhoods. Dangerous for pedestrians and our vehicles.

These are a few but very important reasons to deny this commercial rezoning proposal. It is my hope you will consider what's best for the Hyde Park residential community. And it's definitely Not more commercial development.

Thank you,
Sunny RamL

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:05 PM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] proposed construction on Swann and Bayshore

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: Bill Carlson <Bill.Carlson@tampagov.net>
Sent: Monday, February 9, 2026 2:02 PM
To: leslie reiner <reinerleslie@gmail.com>
Subject: Re: [EXTERNAL] proposed construction on Swann and Bayshore

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: leslie reiner <reinerleslie@gmail.com>
Sent: Monday, February 9, 2026 12:08 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] proposed construction on Swann and Bayshore

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Dear Council Member,

I am not sure I can attend the meeting this Thursday to speak up against the proposed construction of a hotel, condos, center and pool. I have been to three of the planning feedback meetings and while it looks like an attractive project I don't believe it belongs so close to both the bay and to an already congested neighborhood. We had a lucky hurricane season, but that will not always be the case. Bayshore is an ever-crowded pedestrian park and adding more cars and traffic will only make things worse. The closeness to both the public middle and elementary schools is also a concern. I hope you will consider this carefully.

Thanks you,
Leslie Reiner
Hyde Park resident

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:06 PM
To: Robin Reeves
Cc: CouncilQuasiBox
Subject: Re: Deny Land Use TA/TPA24-11 and Rezoning REZ 25-48

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: Robin Reeves <rreeves242@outlook.com>
Sent: Monday, February 9, 2026 9:54 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Deny Land Use TA/TPA24-11 and Rezoning REZ 25-48

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To Tampa City Council Members,
Regarding the request for land use change from R-35 to CMU-35, on the property at Swann Ave, Magnolia and Brevard ; I live in Historic Hyde Park and want to keep our historic neighborhoods safe, charming and to maintain this community I request that the rezoning change be denied . We

do not desire to become more congested, chaotic, dangerously overcrowded with a strain on drainage, traffic jams, increasing delivery trucks ...this would be disastrous to our beautiful historic neighborhoods . Deny, deny, deny this rezoning request!

Thank you,

Robin Reeves

514 S. Orleans Ave #2

Tampa, FL 33606

Sent from my iPhone

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:06 PM
To: CouncilQuasiBox
Subject: Fw: Submission for Agenda Package – REZ 25-48 (February City Council Hearing)

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: Bill Carlson <Bill.Carlson@tampagov.net>
Sent: Monday, February 9, 2026 2:05 PM
To: Frank Militello <Frank.Militello@sembler.com>
Subject: Re: Submission for Agenda Package – REZ 25-48 (February City Council Hearing)

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: Frank Militello <Frank.Militello@sembler.com>
Sent: Monday, February 9, 2026 10:17 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Submission for Agenda Package – REZ 25-48 (February City Council Hearing)

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Dear City Clerk and Members of City Council,

I am writing to formally submit the attached letter regarding **Rezoning Application REZ 25-48** for inclusion in the **agenda package and official record** for the upcoming **February City Council hearing**. The attached correspondence outlines my request that City Council deny the proposed rezoning and is submitted in my capacity as a nearby property owner and resident at Christiansted Condominiums, 509 W. Bay Street, Unit 201, Tampa, Florida.

Please confirm that this letter has been received and will be included in the agenda materials provided to City Council members prior to the hearing. If any additional steps or formatting requirements are needed to ensure inclusion, please let me know.

Thank you for your time and consideration.

Respectfully,

Frank Militello

Christiansted Condominiums

509 W. Bay Street, Unit 201

Tampa, FL 33606

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:06 PM
To: donna morrison
Cc: CouncilQuasiBox
Subject: Re: [EXTERNAL] Magnolia Court Hotel Proposed zoning changes

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: donna morrison <donna.morrisonart@gmail.com>
Sent: Monday, February 9, 2026 9:52 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Magnolia Court Hotel Proposed zoning changes

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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

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

Proposed Comprehensive Plan Amendment TA/CPA 24-11

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

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

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

This requested change needs to be considered separate and apart from the applicant's current specific proposal for the property. Council should evaluate the requested Comprehensive Plan Amendment changes on its own merits and in accordance with the City's established criteria for such changes. City Council must consider the full potential of the property under a land use change—what any developer could build, not what this developer plans to build. It is why Council should not simultaneously be presented with what the applicant claims they intend to build. A comprehensive plan amendment is a major legislative policy decision, not a project pitch. Allowing the applicant to present the comprehensive plan amendment with the proposed development would be inappropriate.

REZ-25-0000048 and VAC 25-08

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

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

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

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

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

Sincerely,

Donna Morrison

Vice President, Tampa Regional Artists

Tonia Wilcox

From: Bill Carlson
Sent: Monday, February 9, 2026 2:08 PM
To: Pat Cimino
Cc: CouncilQuasiBox
Subject: Re: [EXTERNAL] TA/CPA 24-11 ARC 25-48 2/12/26

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: Pat Cimino <pciminotbay@gmail.com>
Sent: Monday, February 9, 2026 7:23 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>; Martin Shelby <Martin.Shelby@tampagov.net>
Subject: [EXTERNAL] TA/CPA 24-11 ARC 25-48 2/12/26

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Please deny this inconsistent land use amendment and rezoning. 2/12/26 letter are some comments. ARC Letter is for reference.

Tonia Wilcox

From: Sarah Tombaugh <sarah@sarahtombaugh.com>
Sent: Monday, February 9, 2026 2:29 PM
To: TampaCityCouncil; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera
Subject: [EXTERNAL] Letter for February 12 City Council Meeting
Attachments: 2026.02.09.City Council Letter.pdf

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Please see attached letter

Sarah Tombaugh, AIA, LEED AP

Sarah Tombaugh Architecture, PLLC
New York + Tampa
646 642 4244 phone
sarah@sarahtombaugh.com
www.sarahtombaugh.com

SARAH TOMBAUGH

ARCHITECTURE + DESIGN

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

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

February 9, 2026

Dear Council Members,

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

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

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

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

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

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

Sincerely,


Sarah Tombaugh, AIA, LEED AP

Tonia Wilcox

From: Marc Mobley <marcmobley@mobleyhomescustom.com>
Sent: Monday, February 9, 2026 2:32 PM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox
Subject: [EXTERNAL] REZ-25-000048 - Support

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Good afternoon – I am the owner of the property located at 711 West Swann Avenue. My property is in the block immediately to the east of the request rezoning. I have owned 711 West Swann Ave since 2013.

I am writing to **support** the proposed Hotel and Townhomes. I walk my new dog, and my last dog around the proposed block for redevelopment every day, multiple times a day for multiple years now. The buildings on the block are in and out of disrepair over the years and do not have a nexus to Hyde Park's historic nature. The only exception is the home being utilized as a tile company on the corner, which the developer is saving.

There are lots of boutique hotels in historic neighborhoods across the United States. This is an opportunity for Hyde Park to get one of its own. Allowing this project to move forward:

1. Provides Book Ends on Swann for Hyde Park (the new hotel and Hyde Park Village);
2. Improves the street scape walkability along Swann Avenue;
3. Provides a project with a known developer who has a track record of successfully building boutique projects (this is not the Marisol where the people rezoning don't actually build anything); and
4. Provides a new high end aesthetically pleasing hotel to the neighborhood.

This project is a good fit for the parcel, and I hope you agree and approve it.

Marc Mobley
Mobley Homes Custom LLC
711 W. Swann Avenue
Tampa, Florida 33606
E-mail: marcmobley@mobleyhomescustom.com

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