

**Tonia Wilcox**

---

**From:** jdwinteriors <jwalker.jdwinteriors@gmail.com>  
**Sent:** Monday, February 9, 2026 6:21 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Deny land use request for commercial rezoning in Historic Hyde Park

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear City Council Members,

I am writing to formally request that you deny the proposed change of zoning for the following reasons:

The area is already overcrowded, and traffic near the two local schools is consistently gridlocked. Additionally, the streets within the historic district are too narrow to accommodate the current volume of parked cars. Increasing the number of residents will inevitably lead to more traffic, which poses significant safety risks for children in the community.

Thank you for your consideration.

Best regards,

Janna Walker

## Tonia Wilcox

---

**From:** Paul Schnitzlein <paul.schnitzlein@gmail.com>  
**Sent:** Monday, February 9, 2026 6:28 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] DENY LAND USE REQUEST TA/CPA 24-11 and REZONING REZ 25-48.

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Tampa City Council Members,

We strongly urge you to vote to deny the Land Use Request TA/CPA 24-11 and Rezoning REZ 25-48 for the proposed Magnolia Hotel/Residential Development.

We are very familiar with the neighborhood of the proposed hotel development as we live on Davis Islands and regularly traverse the intersection of Swann Ave. and Bayshore Blvd. We object to the proposal for the following reasons:

1. All roads surrounding the proposed development are narrow with already inadequate on-street parking and ill-suited for a development of this scale. 122 hotel rooms, 21 condominiums and 8 townhouses plus associated event use, guests, delivery and employee parking and traffic is well beyond the ability of this neighborhood to handle. A change from R-35 to CMU-35 is inconsistent with the surrounding neighborhood.
2. Traffic exiting Bayshore Blvd. onto Swann Ave. currently immediately encounters pedestrian crosswalks. I have seen many close encounters at this location. Any backup at this intersection will back up onto Bayshore Blvd. causing further disruptions and safety issues.
3. I am very familiar with this section of Swann Ave. as I attend classes at the Tampa Regional Artists building located in the adjacent block. On-street parking in this area is already inadequate for the arts center and the businesses in the area.
4. Gorrie Elementary pick-up lines every school day in the afternoon already snarl traffic in the area.
5. The renderings provided by the developer from the vantage point of S. Brevard Ave. and Bay Street appear to show the narrow streets much wider than reality. Trucks supplying the development would access the loading dock on Bay Street which is too narrow already.

Thank you for your vote of NO for the Land Use Request TA/CPA 24-11 and Rezoning REZ 25-48.

Paul and Susan Schnitzlein  
430 Blanca Ave.  
Tampa, FL



## Tonia Wilcox

---

**From:** Janis Chapman <jgchapman8@gmail.com>  
**Sent:** Monday, February 9, 2026 8:57 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Fwd: Deny Land Use RequestTA/CPA24-11+Rezoning REZ26-48

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Sent from my iPhone

Begin forwarded message:

**From:** Janis Chapman <jgchapman8@gmail.com>  
**Date:** February 9, 2026 at 8:23:06 PM EST  
**To:** tampacitycouncil@tampacitycouncil  
**Subject:** Deny Land Use RequestTA/CPA24-11+Rezoning REZ26-48

1-Changes land use  
2-Not recommended by Planning Staff Commision

3-Not recommended by ARC  
4-inconsistent with area  
5-Height, Mass, Scale+Densit  
NIGHTMARE!!

Please, NO!!!

Janis Guzzle Chapman  
851 S Dakota Ave  
Tampa, FL 33606  
A twenty year resident of Hyde Park!!  
Sent from my iPhone

## Tonia Wilcox

---

**From:** Jennifer Moore on behalf of Charlie Miranda  
**Sent:** Tuesday, February 10, 2026 8:28 AM  
**To:** CouncilQuasiBox  
**Subject:** FW: [EXTERNAL] Development at Magnolia and Swann  
**Attachments:** CPA change.docx

---

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

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Please see my opinion attached.

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

To the honorable city council members:

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

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

I urge you to vote NO on this request.

---

## Tonia Wilcox

---

**From:** Jennifer Moore on behalf of Charlie Miranda  
**Sent:** Tuesday, February 10, 2026 8:28 AM  
**To:** CouncilQuasiBox  
**Subject:** FW: Please SAY NO to CPA change for Swann/Bay St proposed development

---

**From:** Lisa Robey <lsrobey@msn.com>  
**Sent:** Monday, February 9, 2026 6:54 PM  
**To:** Charlie Miranda <Charlie.Miranda@tampagov.net>  
**Subject:** [EXTERNAL] Please SAY NO to CPA change for Swann/Bay St proposed development

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello,

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

Sincerely,

Lisa Robey  
826 S Oregon Ave  
Tampa 33606

Sent from my iPhone

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 8:27 PM  
**To:** Lisa Robey  
**Cc:** CouncilQuasiBox  
**Subject:** Re: Please DENY change to CPA for Swann/Bay St proposed development

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:** Lisa Robey <lrobey@msn.com>  
**Sent:** Monday, February 9, 2026 6:49 PM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** [EXTERNAL] Please DENY change to CPA for Swann/Bay St proposed development

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Report Suspicious

Hi Bill!

I am respectfully requesting that you vote AGAINST the CPA change for the mixed development between Swann Ave and Bay St. The proposed project is completely inconsistent with our historical guidelines in height, scale and density. As you know, this area cannot accommodate more traffic, parking, people, noise and drainage without detrimental impacts to those of us currently living and working near that area. The developer was aware of the zoning and land use when the property was

purchased and the city SHOULD NOT accommodate this developer at the expense of current residents. Please say NO!!!

Sincerely,

Lisa Robey

826 S Oregon Ave

Tampa 33606

Sent from my iPhone

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 6:28 PM  
**To:** Paul Schnitzlein  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] DENY LAND USE REQUEST TA/CPA 24-11 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:** Paul Schnitzlein <paul.schnitzlein@gmail.com>  
**Sent:** Monday, February 9, 2026 6:27 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] DENY LAND USE REQUEST TA/CPA 24-11 and REZONING REZ 25-48.

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

**Report Suspicious**

Dear Tampa City Council Members,

We strongly urge you to vote to deny the Land Use Request TA/CPA 24-11 and Rezoning REZ 25-48 for the proposed Magnolia Hotel/Residential Development.

We are very familiar with the neighborhood of the proposed hotel development as we live on Davis Islands and regularly traverse the intersection of Swann Ave. and Bayshore Blvd. We object to the proposal for the following reasons:

1. All roads surrounding the proposed development are narrow with already inadequate on-street parking and ill-suited for a development of this scale. 122 hotel rooms, 21 condominiums and 8 townhouses plus associated event use, guests, delivery and employee parking and traffic is well beyond the ability of this neighborhood to handle. A change from R-35 to CMU-35 is inconsistent with the surrounding neighborhood.
2. Traffic exiting Bayshore Blvd. onto Swann Ave. currently immediately encounters pedestrian crosswalks. I have seen many close encounters at this location. Any backup at this intersection will back up onto Bayshore Blvd. causing further disruptions and safety issues.
3. I am very familiar with this section of Swann Ave. as I attend classes at the Tampa Regional Artists building located in the adjacent block. On-street parking in this area is already inadequate for the arts center and the businesses in the area.
4. Gorrie Elementary pick-up lines every school day in the afternoon already snarl traffic in the area.
5. The renderings provided by the developer from the vantage point of S. Brevard Ave. and Bay Street appear to show the narrow streets much wider than reality. Trucks supplying the development would access the loading dock on Bay Street which is too narrow already.

Thank you for your vote of NO for the Land Use Request TA/CPA 24-11 and Rezoning REZ 25-48.

Paul and Susan Schnitzlein  
430 Blanca Ave.  
Tampa, FL

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 6:27 PM  
**To:** Nina Zelanka  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Please Deny Commercial Rezoning in Historic Hyde Park in 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](mailto:bill.carlson@tampa.gov)**

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

---

**From:** Nina Zelanka <ninazelanka@gmail.com>  
**Sent:** Monday, February 9, 2026 4:01 PM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** [EXTERNAL] Please Deny Commercial Rezoning in Historic Hyde Park in Tampa

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

[Report Suspicious](#)

Hello Councilman Carlson,  
My name is Nina Zelanka and I reside at 1308 W Horatio St, Tampa 33606 (in Hyde Park). I purchased and have lived in my home for 22 years. I love this area and our close knit 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 one of a kind neighborhood.

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 also an issue 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 and costly issue for residents.
  3. Traffic is already heavy and commercial vehicles delivering to Hyde Park Village cut through the neighborhoods and speed doing it, along with clipping our beautiful live oak trees with their trucks. In addition, visitors attending events, shopping, bars/restaurants, and movie goers add to the traffic. I walk my dogs several times a day and within the past few years, it has gotten more difficult just to cross the street on foot.
  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 in our little slice of paradise. We want to keep it as pristine and unique as possible.

Thank you,  
Nina Zelanka

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 6:26 PM  
**To:** CouncilQuasiBox  
**Subject:** Fw: [EXTERNAL] Development at Magnolia and Swann  
**Attachments:** CPA change.docx

**Bill Carlson**

**Tampa City Council Member, District 4**

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

**m: (813) 210-0616**

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

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

---

**From:** donnally@timelinecontracting.com <donnally@timelinecontracting.com>  
**Sent:** Monday, February 9, 2026 4:35 PM  
**To:** alan.clendnin@tampagov.net <alan.clendnin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] Development at Magnolia and Swann

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

Report Suspicious

Good afternoon

My opinion regarding this proposed plan amendment change.

Donnally Bailey  
Timeline Contracting, Inc.  
1908 W. Morrison Avenue

Tampa, Florida 33606

813.373.8605

[donnally@timelinecontracting.com](mailto:donnally@timelinecontracting.com)

To the honorable city council members:

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

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

I urge you to vote NO on this request.

---

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 6:26 PM  
**To:** donnally@timelinecontracting.com  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Development at Magnolia and Swann

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:** donnally@timelinecontracting.com <donnally@timelinecontracting.com>  
**Sent:** Monday, February 9, 2026 4:54 PM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** [EXTERNAL] Development at Magnolia and Swann

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

**Report Suspicious**

Please see my opinion attached.

Donnally Bailey  
Timeline Contracting, Inc.  
1908 W. Morrison Avenue  
Tampa, Florida 33606

**813.373.8605**

[donnally@timelinecontracting.com](mailto:donnally@timelinecontracting.com)

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 6:22 PM  
**To:** jdwinteriors  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Deny land use request for commercial rezoning in Historic Hyde Park

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:** jdwinteriors <jwalker.jdwinteriors@gmail.com>  
**Sent:** Monday, February 9, 2026 6:21 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] Deny land use request for commercial rezoning in Historic Hyde Park

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

[Report Suspicious](#)

Dear City Council Members,

I am writing to formally request that you deny the proposed change of zoning for the following reasons:

The area is already overcrowded, and traffic near the two local schools is consistently gridlocked. Additionally, the streets within the historic district are too narrow to accommodate the current volume of

parked cars. Increasing the number of residents will inevitably lead to more traffic, which poses significant safety risks for children in the community.

Thank you for your consideration.

Best regards,

Janna Walker

## Tonia Wilcox

---

**From:** Sarah Tombaugh <sarah@sarahtombaugh.com>  
**Sent:** Monday, February 9, 2026 4:06 PM  
**To:** Bill Carlson  
**Cc:** CouncilQuasiBox  
**Subject:** [EXTERNAL] Re: Letter for February 12 City Council Meeting

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Thank you!

Sarah Tombaugh, AIA, LEED AP

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

---

**From:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Sent:** Monday, February 9, 2026 3:29 PM  
**To:** Sarah Tombaugh <sarah@sarahtombaugh.com>  
**Cc:** CouncilQuasiBox <CouncilQuasiBox@tampagov.net>  
**Subject:** Re: Letter for February 12 City Council Meeting

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:** Sarah Tombaugh <sarah@sarahtombaugh.com>

**Sent:** Monday, February 9, 2026 2:29 PM

**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>

**Subject:** [EXTERNAL] Letter for February 12 City Council Meeting

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](http://www.sarahtombaugh.com)

## Tonia Wilcox

---

**From:** Marc Mobley <marcmobley@mobleymobleyhomescustom.com>  
**Sent:** Monday, February 9, 2026 3:35 PM  
**To:** Bill Carlson  
**Cc:** CouncilQuasiBox  
**Subject:** [EXTERNAL] RE: REZ-25-0000048 - Support

### This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

TY

---

**From:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Sent:** Monday, February 9, 2026 3:32 PM  
**To:** Marc Mobley <marcmobley@mobleymobleyhomescustom.com>  
**Cc:** CouncilQuasiBox <CouncilQuasiBox@tampagov.net>  
**Subject:** Re: REZ-25-0000048 - Support

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

All the best,

**Bill Carlson**

**Tampa City Council Member, District 4**

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

**m: (813) 210-0616**

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

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

---

**From:** Marc Mobley <marcmobley@mobleymobleyhomescustom.com>  
**Sent:** Monday, February 9, 2026 2:31 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>; CityCouncilStaff <CityCouncilStaff@tampagov.net>; CouncilQuasiBox <CouncilQuasiBox@tampagov.net>  
**Subject:** [EXTERNAL] REZ-25-0000048 - Support

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](mailto:marcmobley@mobleyhomescustom.com)

CONFIDENTIALITY STATEMENT: This electronic message transmission contains information from Mobley Homes Custom LLC and is confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please delete it. Thank you for your cooperation.

## **Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Monday, February 9, 2026 3:32 PM  
**To:** Marc Mobley  
**Cc:** CouncilQuasiBox  
**Subject:** Re: REZ-25-0000048 - Support

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

All the best,

---

**Bill Carlson**

**Tampa City Council Member, District 4**

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

**m: (813) 210-0616**

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

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

---

---

**From:** Marc Mobley <[marcmobley@mobleymohomescustom.com](mailto:marcmobley@mobleymohomescustom.com)>  
**Sent:** Monday, February 9, 2026 2:31 PM  
**To:** TampaCityCouncil <[TampaCityCouncil@tampagov.net](mailto:TampaCityCouncil@tampagov.net)>; CityCouncilStaff <[CityCouncilStaff@tampagov.net](mailto:CityCouncilStaff@tampagov.net)>; CouncilQuasiBox <[CouncilQuasiBox@tampagov.net](mailto:CouncilQuasiBox@tampagov.net)>  
**Subject:** [EXTERNAL] REZ-25-0000048 - Support

### **This Message Is From an External Sender**

This message came from outside your organization.

**Report Suspicious**

---

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](mailto:marcmobley@mobleyhomescustom.com)

**CONFIDENTIALITY STATEMENT:** This electronic message transmission contains information from Mobley Homes Custom LLC and is confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please delete it. Thank you for your cooperation.

## Tonia Wilcox

---

**From:** Dossie Marrone  
**Sent:** Tuesday, February 10, 2026 10:21 AM  
**To:** CouncilQuasiBox  
**Subject:** Fw: Letter for February 12 City Council Meeting  
**Attachments:** 2026.02.09.City Council Letter.pdf

*Dossie Marrone*  
*Legislative Aide to Council Member Bill Carlson*  
*813-274-8134*

*Please note this email is public record.*

---

**From:** Sarah Tombaugh <sarah@sarahtombaugh.com>  
**Sent:** Monday, February 9, 2026 2:29:10 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>  
**Subject:** [EXTERNAL] Letter for February 12 City Council Meeting

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

[Report Suspicious](#)

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](http://www.sarahtombaugh.com)

# SARAH TOMBAUGH

ARCHITECTURE + DESIGN

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

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

February 9, 2026

Dear Council Members,

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

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

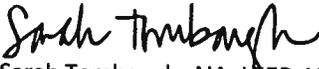
I am the immediate Past President of HPPI and a current Board Member, I have lived in Hyde Park for nearly 7 years, my daughter attended Gorrie Elementary School and currently attends Wilson Middle School (both of which are impacted by the prospective land use and rezoning for the Boutique Hotel), and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

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

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

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

Sincerely,

  
Sarah Tombaugh, AIA, LEED AP

**Tonia Wilcox**

---

**From:** Scott Henderson <scotthenderson9@gmail.com>  
**Sent:** Tuesday, February 10, 2026 11:11 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] story mixed use project on Swann Avenue near Bayshore Boulevard

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi. I live at 613 S Oregon Ave.

I already I have too many cars parking out front of my house, and too much traffic at the near by intersection.

Please do not allow this up for a vote expanding project to pass. Hyde Park will lose the peaceful identity it has developed over the years and become just another mall like entity.

Thanks for reading,  
Scott Henderson

Sent from my iPhone

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 11:18 AM  
**To:** Scott Henderson  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] story mixed use project on Swann Avenue near Bayshore Boulevard

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:** Scott Henderson <scotthenderson9@gmail.com>  
**Sent:** Tuesday, February 10, 2026 11:11 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] story mixed use project on Swann Avenue near Bayshore Boulevard

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

Report Suspicious

Hi. I live at 613 S Oregon Ave.

I already I have too many cars parking out front of my house, and too much traffic at the near by intersection.

Please do not allow this up for a vote expanding project to pass. Hyde Park will lose the peaceful identity it has developed over the years and become just another mall like entity.

Thanks for reading,

Scott Henderson

Sent from my iPhone

---

---

**Tonia Wilcox**

---

**From:** Hailey Goetz <hailey.goetz29@gmail.com>  
**Sent:** Tuesday, February 10, 2026 11:27 AM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes  
**Attachments:** Hailey Goetz - Letter for Magnolia.pdf

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Members of the City Council,

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

Thank you.  
Hailey Goetz

**Hailey Goetz**  
**1510 W Carmen St Apt 3221, Tampa, FL 33606**

Members of City Council,

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

As a new young resident in Tampa, I support this development as it introduces essential mixed-use public amenities to the area. The developers have also demonstrated their receptiveness by modifying the project in response to public concerns.

Please approve this project.

Thank you,

Hailey Goetz

---

## Tonia Wilcox

---

**From:** Candy Olson <candy.olson@gmail.com>  
**Sent:** Tuesday, February 10, 2026 11:31 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Amend comp plan (CPA 24-11)

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Friends,

I write you to join my neighbors in asking you to deny the request to approve the comp plan and rezoning in Hyde Park. In addition to all the other reasons you've heard, I ask you to remember the recent hurricane seasons. I'm sure some of you know that Bayshore and Swan flood if there's half an inch of rain. When there's a bit more water or a high tide, never mind a hurricane, people take boats into the body of water that is created. I think we've all seen the pictures. And yet the proposal is to put many more people, cars and buildings in that space.

That puts people at risk. You're asking people who are staying in a hotel, many probably visitors, and others who have been enjoying a party, to get out of an at risk area quickly and efficiently. That in itself is a challenge.

In addition, when - not if - a hurricane strikes, the buildings will be damaged if not destroyed. I don't know how anyone can even imagine building a "hurricane proof" building in a location like that. We know hurricanes are getting stronger. When property is damaged or destroyed, the owners will file insurance claims. **AND ALL OF US WILL SEE OUR PREMIUMS GO UP WHETHER OR NOT WE FILE CLAIMS.** Given its location in the middle of a hurricane zone right by the water, this location makes no sense and that should be disqualifying by itself.

Please do not approve this request. Thank you for all you do for our community.

Candy Olson

"It is easier to build strong children than to repair broken men." - Douglass

## Tonia Wilcox

---

**From:** Tom Touchton <tom@witt-touchton.com>  
**Sent:** Tuesday, February 10, 2026 1:13 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Land Use Plan for Mixed Development - Swann Avenue and Magnolia Court

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Commissioners:

I strongly oppose the Land Use Plan Change being proposed for consideration at your February 12<sup>th</sup> meeting.

Thank you.

Tom Touchton  
3435 Bayshore Blvd #2000 (Home)  
815 S. Rome Avenue (Office)  
Tampa

## Tonia Wilcox

---

**From:** jeanette falcon <jenfalcon@gmail.com>  
**Sent:** Tuesday, February 10, 2026 2:30 PM  
**To:** TampaCityCouncil  
**Cc:** Jeanette Falcon  
**Subject:** [EXTERNAL] Hearing on 122 Room Hotel Complex

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Tampa City Council Members,

I would like you all to know that I am very much against this hotel complex being approved.

Outside of its location being an unsuitable one for this historic district, I am extremely concerned about the traffic flow from Bayshore onto Swann or Magnolia. At the moment, it is a very dangerous intersection!!!

PLEASE do not approve the building of this hotel complex to move forward.

Sincerely,

Jeanette Falcon

345 Bayshore Blvd. Apt 901

Tampa, Florida 33606

Cell: 401-580-4240

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 3:04 PM  
**To:** Hailey Goetz  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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:** Hailey Goetz <hailey.goetz29@gmail.com>  
**Sent:** Tuesday, February 10, 2026 11:26 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>; CityCouncilStaff <CityCouncilStaff@tampagov.net>; CouncilQuasiBox <CouncilQuasiBox@tampagov.net>; sdee@playbookpublicrelations.com <sdee@playbookpublicrelations.com>  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

### **This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Report Suspicious

---

Dear Members of the City Council,

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

Thank you.  
Hailey Goetz

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 3:04 PM  
**To:** Candy Olson  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Amend comp plan (CPA 24-11)

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:** Candy Olson <candy.olson@gmail.com>  
**Sent:** Tuesday, February 10, 2026 11:30 AM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] Amend comp plan (CPA 24-11)

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

Report Suspicious

---

Friends,

I write you to join my neighbors in asking you to deny the request to approve the comp plan and rezoning in Hyde Park. In addition to all the other reasons you've heard, I ask you to remember the recent hurricane seasons. I'm sure some of you know that Bayshore and Swan flood if there's half an inch of rain. When there's a bit more water or a high tide, never mind a hurricane, people take boats into the

body of water that is created. I think we've all seen the pictures. And yet the proposal is to put many more people, cars and buildings in that space.

That puts people at risk. You're asking people who are staying in a hotel, many probably visitors, and others who have been enjoying a party, to get out of an at risk area quickly and efficiently. That in itself is a challenge.

In addition, when - not if - a hurricane strikes, the buildings will be damaged if not destroyed. I don't know how anyone can even imagine building a "hurricane proof" building in a location like that. We know hurricanes are getting stronger. When property is damaged or destroyed, the owners will file insurance claims. AND ALL OF US WILL SEE OUR PREMIUMS GO UP WHETHER OR NOT WE FILE CLAIMS. Given its location in the middle of a hurricane zone right by the water, this location makes no sense and that should be disqualifying by itself.

Please do not approve this request. Thank you for all you do for our community.

Candy Olson

"It is easier to build strong children than to repair broken men." - Douglass

## Tonia Wilcox

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 3:01 PM  
**To:** Lisa Conley  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Re Proposed Comprehensive Plan Amendment TA/CPA 24-11And REZ-25-0000048 & VAC 25-08- 601 & 011

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:** Lisa Conley <lveeconley1961@gmail.com>  
**Sent:** Tuesday, February 10, 2026 12:06 PM  
**To:** 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 24-11And REZ-25-0000048 & VAC 25-08- 601 & 011

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

Report Suspicious

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

Proposed Comprehensive Plan Amendment TA/CPA 24-11

The Comprehensive Plan Amendment would represent a permanent change to the property. It would encompass all the potential changes to the property in perpetuity. A change to the Comprehensive Plan for the property would open up a wide variety of uses for the property that are completely inconsistent with the Historic District or the neighborhood. Those uses include development that is far more intense 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 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 as would be allowed under a change to the Comprehensive Plan as well as the specifics of the proposed development would impact all the activities and fabric of this historic neighborhood.

Sincerely,  
LisaVee Conley  
Concerned Artist  
4512 W. Dale Avenue  
Tampa, FL 33609  
813-240-6939

Lveeconley1961@gmail.com

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 2:56 PM  
**To:** Tom Touchton  
**Cc:** CouncilQuasiBox  
**Subject:** Re: Land Use Plan for Mixed Development - Swann Avenue and Magnolia Court

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:** Tom Touchton <tom@witt-touchton.com>  
**Sent:** Tuesday, February 10, 2026 1:13 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] Land Use Plan for Mixed Development - Swann Avenue and Magnolia Court

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

Report Suspicious

Dear Commissioners:

I strongly oppose the Land Use Plan Change being proposed for consideration at your February 12<sup>th</sup> meeting.

Thank you.

Tom Touchton  
3435 Bayshore Blvd #2000 (Home)  
815 S. Rome Avenue (Office)  
Tampa

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 2:55 PM  
**To:** Ingrid Maas  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Proposed Comprehensive Plan Amendment TA/CPA 24-11And REZ-25-0000048 & VAC 25-08- 601 & 011 W Swann Ave. 611&613 S. Magnolia Ave., 612 & 614 West Bay Street -

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:** Ingrid Maas <imaas47@gmail.com>  
**Sent:** Tuesday, February 10, 2026 1:48 PM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>  
**Subject:** [EXTERNAL] Proposed Comprehensive Plan Amendment TA/CPA 24-11And REZ-25-0000048 & VAC 25-08- 601 & 011 W Swann Ave. 611&613 S. Magnolia Ave., 612 & 614 West Bay Street -

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

Report Suspicious

Tampa City Council

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

Dear Councillor Carlson,

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

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

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

The Comprehensive Plan Amendment would represent a permanent change to the property. It would encompass all the potential changes to the property in perpetuity. A change to the Comprehensive Plan for the property would open up a wide variety of uses for the property that are completely inconsistent with the Historic District or the neighborhood. Those uses include development that is far more intense 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 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 as would be allowed under a change to the Comprehensive Plan as well as the specifics of the proposed development would impact all the activities and fabric of this historic neighborhood.

---

Sincerely  
*Ingrid Maas*

**Tonia Wilcox**

---

**From:** Bill Carlson  
**Sent:** Tuesday, February 10, 2026 2:55 PM  
**To:** jeanette falcon  
**Cc:** CouncilQuasiBox  
**Subject:** Re: [EXTERNAL] Hearing on 122 Room Hotel Complex

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:** jeanette falcon <jenfalcon@gmail.com>  
**Sent:** Tuesday, February 10, 2026 2:30 PM  
**To:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Cc:** Jeanette Falcon <jenfalcon@gmail.com>  
**Subject:** [EXTERNAL] Hearing on 122 Room Hotel Complex

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

Report Suspicious

Dear Tampa City Council Members,  
I would like you all to know that I am very much against this hotel complex being approved. Outside of its location being an unsuitable one for this historic district, I am extremely concerned about the traffic flow from Bayshore onto Swann or Magnolia. At the moment, it is a very dangerous intersection!!!

PLEASE do not approve the building of this hotel complex to move forward.

Sincerely,

Jeanette Falcon

345 Bayshore Blvd. Apt 901

Tampa, Florida 33606

Cell: 401-580-4240

**Tonia Wilcox**

---

**From:** Charles V. Barrett IV <Chuck@barrettpa.com>  
**Sent:** Tuesday, February 10, 2026 3:33 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Comments regarding: TA/CPA 24-11; REZ 25-48.

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

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

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

Sincerely,

***Charles V. Barrett IV, Esquire***

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

307 South Fielding Avenue | Tampa, Florida 33606

(813) 250-9797, Ext. 108

[chuck@barrettpa.com](mailto:chuck@barrettpa.com) | [www.barrettpa.com](http://www.barrettpa.com)

NOTICE: This e-mail message and any attachment(s) to this e-mail message contain confidential information that may be legally privileged. If you are not the intended recipient, you must not review, transmit, convert to hard copy, copy, use or disseminate this e-mail or any attachments to it. If you have received this e-mail in error, please notify us immediately by return e-mail or by telephone at 813-250-9797 and delete this message. Please note that if this e-mail message contains a forwarded message or is a reply to a prior message, some or all of the contents of this message or any attachments may not have been produced by the sender.