

**From:** [Bobbie O'Brien](#)  
**To:** [CouncilQuasiBox](#); [councilppt](#)  
**Subject:** [EXTERNAL] ARE traffic documents for TA/CPA 24-11 and REZ - 25-48 (hearing 2-12-26) submitted by Bobbie O'Brien  
**Date:** Tuesday, February 10, 2026 5:35:36 PM  
**Attachments:** [ARE Trip Generation Estimates - Magnolia Court February 3 26ss.pdf](#)  
[ARE Magnolia Court Traffic Study Review TECHNICAL MEMORANDUMFeb26ss.pdf](#)

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To Tampa City Council Members,

Attached please find the ARE Trip Generation Estimates for the Magnolia hotel complex LAND USE case TA/CPA 24-11 prepared and sealed by Tallahassee traffic engineer Drew Roark. A scheduling conflict prevented Mr. Roark from speaking Thursday. However, we are submitting his work for your edification.

And Tampa Traffic Engineer George Deakin will present Roark's findings along with his assessments.

Should the Rezoning/PD public hearing REZ 25-48 proceed, Mr. Roark has submitted the attached ARE Magnolia Court Traffic Study Review (TECHNICAL MEMORANDUM) also sealed. Again, this is for your enlightenment.

Respectfully submitted,

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



# ALEX ROARK ENGINEERING

## TECHNICAL MEMORANDUM

February 4, 2026

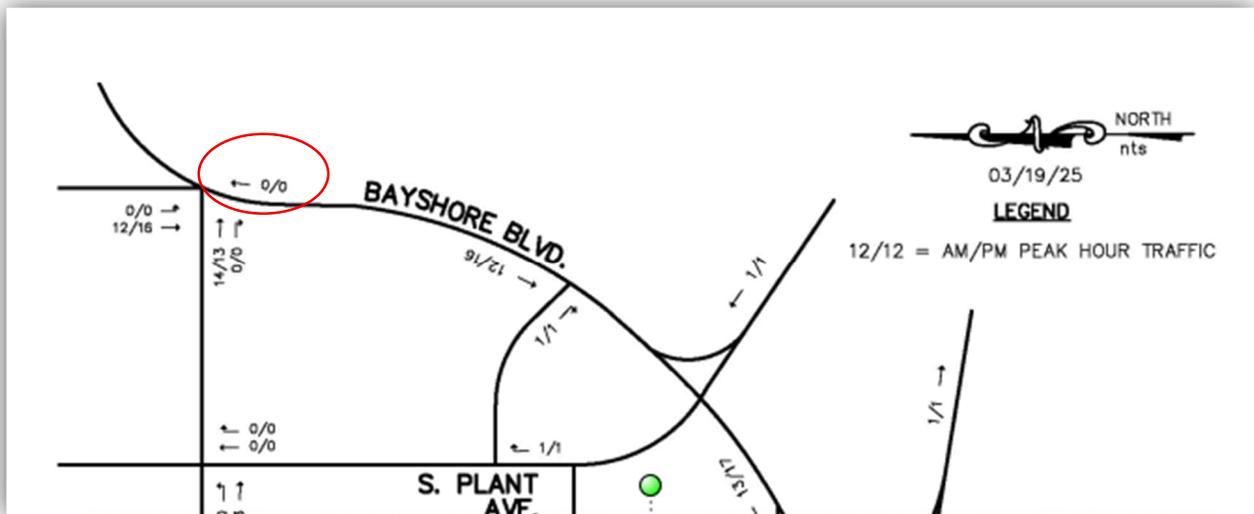
Ms. Bobbie O'Brien-Quenneville  
702-C W. Bay St.  
Tampa, FL 33606

Dear Ms. O'Brien-Quenneville,

As we have previously reported to you, Alex Roark Engineering evaluated the potential trip generation associated with the proposed future land use amendment for the Magnolia Court development in Tampa, Florida. As we demonstrated, there is a significant potential difference in the amount of traffic that could be generated under the proposed Future Land Use Amendment. The estimate for the existing daily trips at the current building office uses is 384 vehicles. Under the proposed Amendment the potential daily trip estimate increases by 6,115 vehicles, an increase of 1592%.

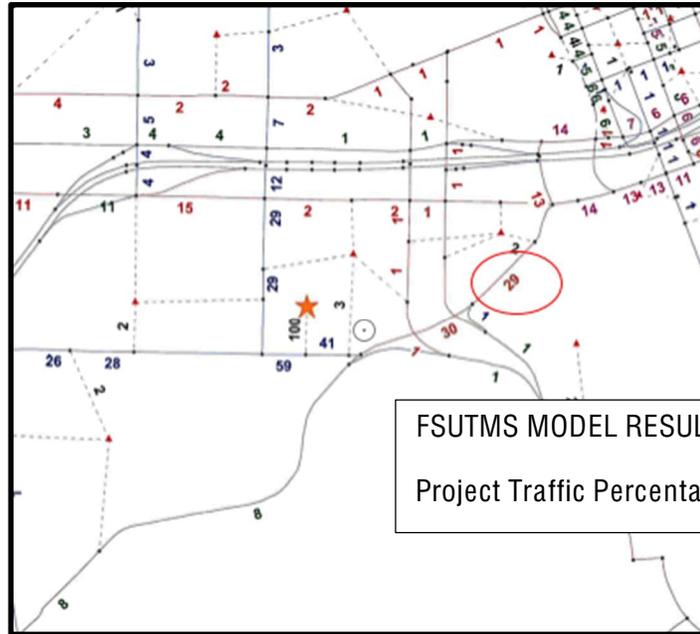
Alex Roark Engineering has also completed a review of the "Transportation Analysis Magnolia Court Hotel" prepared by Lincks & Associates dated February 2025 for REZ-25-0000048, the traffic analysis for the proposed Magnolia Court project in Hyde Park. Following is a summary of the review.

- **Project Trip Assignment is flawed.** The report indicates the FSUTMS model was used for project trip distribution. The results of the model are provided in the appendix which shows the percentage of the project traffic on each of the roadway segment links. As an example, the northbound volume on Bayshore Boulevard PM Peak Hour project trips is shown as zero. However, the model output shows 29% of the project traffic would be on that link. With the PM Peak Hour trip generation of 49 exiting (northbound) trips, 29% of that would be 14, not zero.

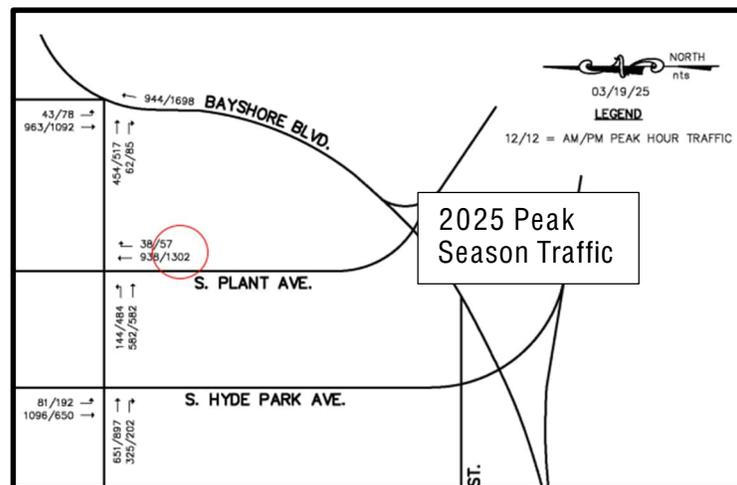




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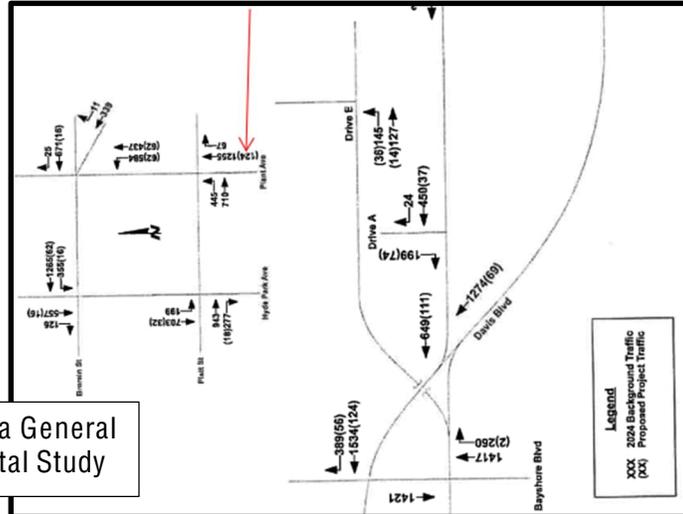


- The Background Traffic Was Not Calculated Accurately.** Just using the northbound through movement at S. Plant Ave at Platt as an example, the 2025 Peak Season traffic volume is 1,302. At a growth rate of 2.5% per year to 2028, the volume would be 1,402. The project traffic from the Tampa General Hospital study at this location is 124 and the from the Lafayette study is 21. Adding those make the background volume northbound in the PM Peak Hour 1,547. However, the volume shown is only 1,499.

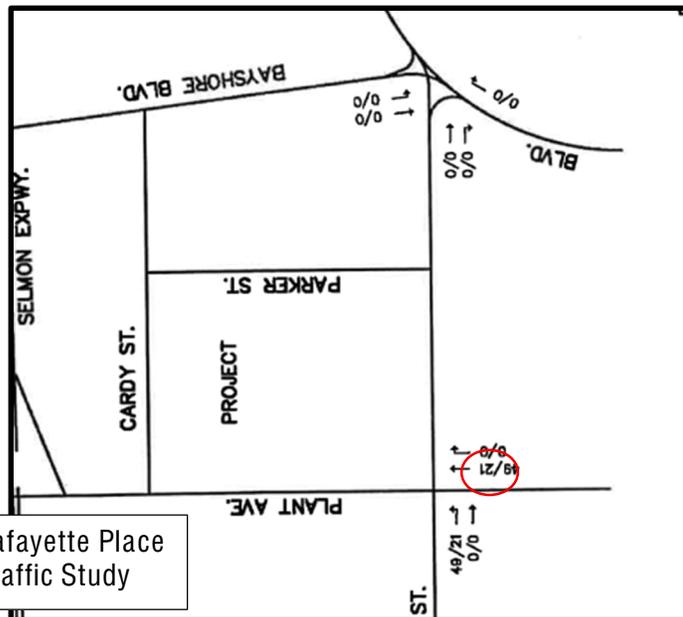




# ALEX ROARK ENGINEERING



Tampa General Hospital Study



Lafayette Place Traffic Study

- **The Intersection Level of Service Calculation for the Proposed Solution at the Plant Avenue and Platt Street Intersection is Flawed.** The calculated level of service at this intersection post development showed the intersection would not maintain the standard. The proposed solution was to modify the existing exclusive northbound right turn lane to a shared through/right lane. Making this geometric change would require the





# ALEX ROARK ENGINEERING

lane utilization factor for the intersection capacity analysis to be severely reduced which would result in worse LOS results. The reason is Plant Avenue less than 350 feet north of Platt Street forces the right most lane to turn onto the Selmon Expressway, therefore the rightmost through lane at the Platt intersection would be utilized far less than the other through lanes. Additionally, the existing leftmost through lane dead ends into a left turn lane at Brorain Street causing other merging issues further reducing the capacity of these through lanes. It is critical that the lane utilization reflect this to accurately asses the level of service at this intersection post development.

Because of the above referenced flaws, the traffic analysis does not accurately predict the post-development traffic conditions.

Please let me know if you have any questions.

Sincerely,

**Drew Roark, PE, CTL**



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ON THE DATE ADJACENT TO THE SEAL

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Alex Roark Engineering  
4843 Heritage Park Blvd  
Tallahassee, FL, 32311  
Charles Roark, P.E. NO. 56826





# ALEX ROARK ENGINEERING

## TECHNICAL MEMORANDUM

February 4, 2026

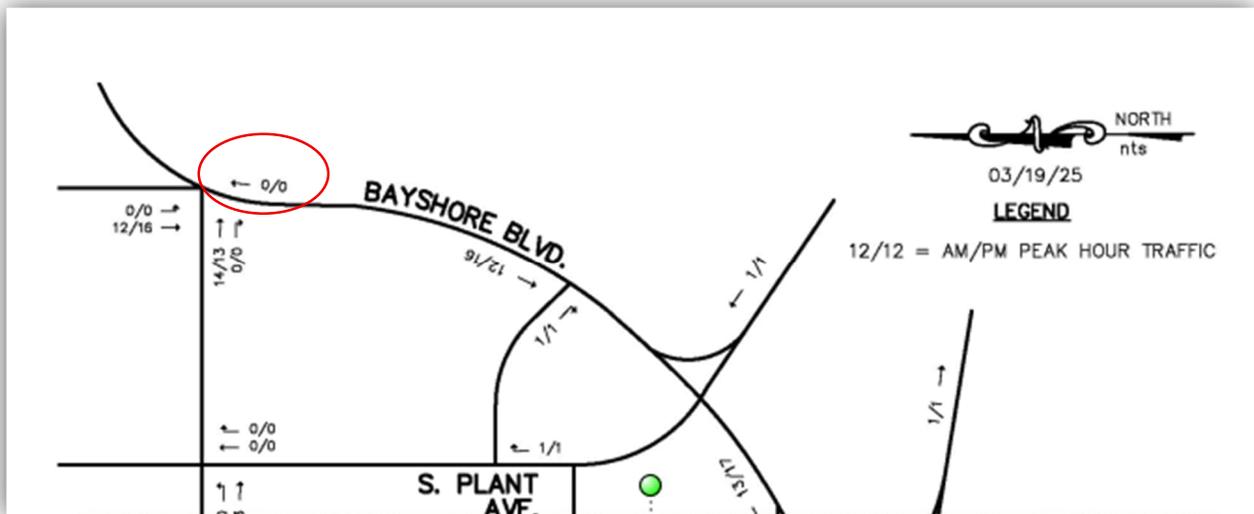
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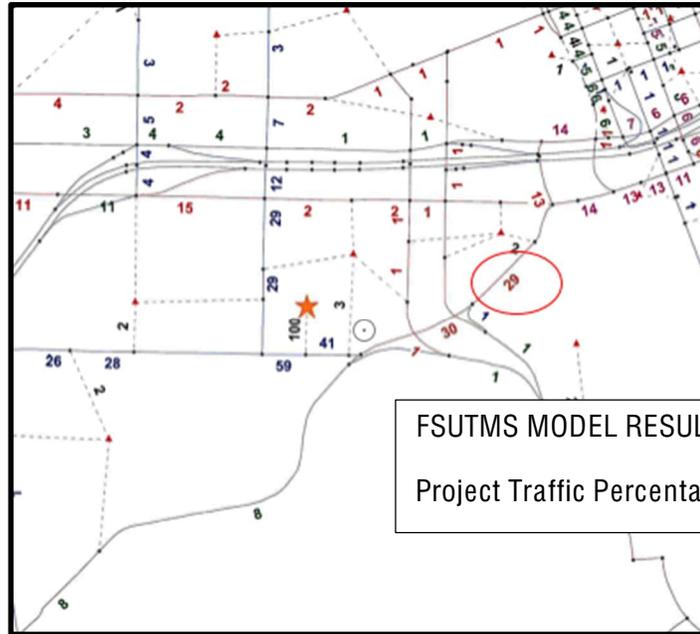
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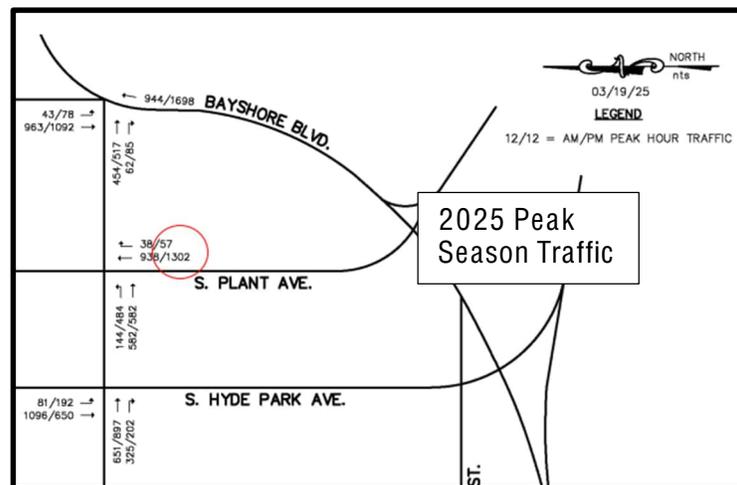




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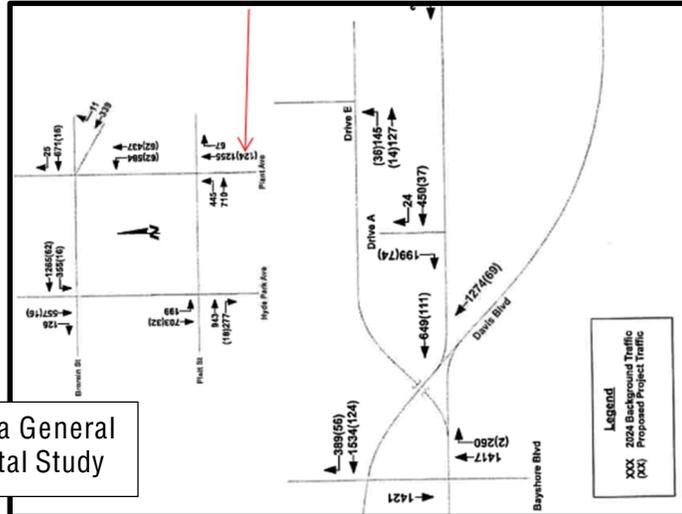


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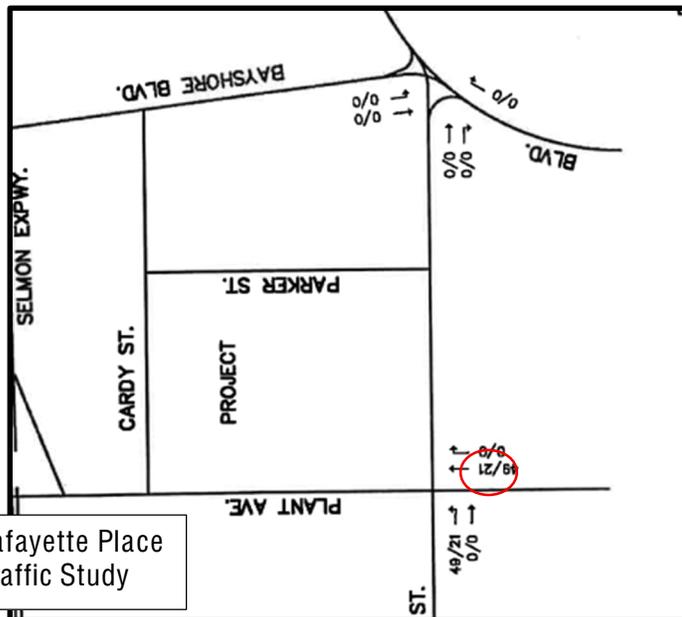




# ALEX ROARK ENGINEERING



Tampa General Hospital Study



Lafayette Place Traffic Study

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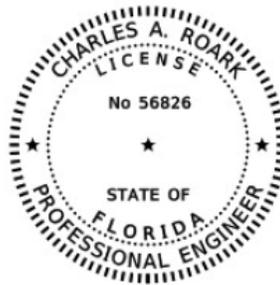
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Sincerely,

**Drew Roark, PE, CTL**



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Alex Roark Engineering  
4843 Heritage Park Blvd  
Tallahassee, FL, 32311  
Charles Roark, P.E. NO. 56826



**Tonia Wilcox**

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**From:** Marylou Bailey <mybailey63@gmail.com>  
**Sent:** Tuesday, February 10, 2026 4:21 PM  
**To:** Bill Carlson; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Charlie Miranda; Luis Viera; Naya Young  
**Cc:** TampaCityCouncil  
**Subject:** [EXTERNAL] For 2/12/26 Evening Agenda re Swann & Magnolia parcels  
**Attachments:** Councilhydeparkhotelpdf.pdf

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Marylou Y. Bailey  
[mybailey63@gmail.com](mailto:mybailey63@gmail.com)  
(813) 765-4730

**To:** Tampa City Council Members

**From:** Marylou Bailey, 912 S. Oregon Ave., Tampa, FL 33606

**Subject:** 3 agenda items on Council agenda 2/12/26  
1. TA/CPA 24-11 - Comprehensive Plan Amendment  
2. VAC-25-08 - Alley Vacancy  
3. REZ-25-48 - Rezoning to PD

**Date:** 2/10/26

I am writing regarding the above 3 referenced items on the City Council 2/12/26 evening agenda that are related to the proposed development of the contiguous parcels anchored at the corner of Swann and Magnolia Avenues in Hyde Park.

The Board of Hyde Park Preservation Inc. appreciates the developer's team's constructive engagement with Hyde Park residents. They had multiple meetings with our members, solicited input from them and updated the plans for the project based on that input. The rest of this memo represents my personal positions.

I have a lot of first-hand experience with the subject area, as I have travelled to and from my home in Hyde Park for the past 30 years. Moreover, I took both of my girls to and from Gorrie Elementary every school day for years. I now routinely traverse the area on my way to and from Allegro Hyde Park where I support my aged and impaired mother-in-law.

**Agenda item #1: City Council should approve the Comprehensive Plan Amendment from R-35 to CMU-35**

The collective site today is a hazard. There is very little permeable area, due to the hodge-podge of buildings and surface lots. Frequently, August rainstorms produce flooding in this area. If there is a major storm, the local weather forecasters routinely position themselves at this corner to demonstrate the rising waters. In order to be safe as I travel to and from my home, I avoid this area.

Other than the one contributing structure, the rest of the buildings and surface lots are an eyesore and not consistent with the character of the locally designated Historic District and its Design Guidelines.

Without the requested change in potential land use, a large multi-family residential development is allowed. This would exacerbate the above 2 issues I mention.

The proposed use of hotel is not unique to the locally designated Historic District. Palihouse within Hyde Park Village is an example.

Commercial Mixed Use is compatible with the Historic District. I lived for 20 years in a home directly behind Hyde Park Village and found its mixed use to be very compatible with residential living.

There are very few sites that allow the public to view our beautiful Bayshore Boulevard and its waters. Having this site be one of them, instead of being exclusive to residents, is a benefit.

A re-development of the site will require bringing the site into conformance with a number of standards, including water management and Hyde Park Design Guidelines. Allowing for a

project to address the set of parcels, instead of lot by lot, allows for solutions to be proposed that optimize water management and consistency within the Historic District.

In summary, updating the Comprehensive Plan to allow for these slightly broader land uses is in the public interest. The ARC voted to support this and I urged the Council to do so, as well.

**Agenda item #2: City Council should approve the Alley Vacancy for the remaining stub portion**

I am an advocate to preserve the functional alleys of Hyde Park. However, the alley that is the subject of this proposal is no longer functional. It is a dead-end stub of land offering no practical use to any constituents. The decision to vacate this alley was made years ago and this request is simply to finish the clean-up from that decision and to allow for some use of it.

**Agenda item #5: City Council should approve the Rezoning from RO-1 to PD**

Planned Developments are not inherently corruptive, but a legal land use tool. Responsible governance requires evaluating each one. This proposed re-zoning and its PD are very thoughtful to the context of its location and the locally designated Historic District.

Re-developing the block as a complete project, rather than lot by lot, affords a more comprehensive water management approach that enhances public safety - verses today's routine flooding during summer storms.

The proposed set backs and staggered building height are respectful to the surrounding area (and have improved over iterations of the project).

The parking plan is above requirements and not visible from the streets.

Valet parking at no charge has proven to be a practical solution in keeping cars from cluttering neighborhood streets at both The Epicurean Hotel and The Stovall House. While the City has said that free valet parking is not an enforceable condition on the site plan, the owner has made a commitment to this business practice.

To further keep cars from cluttering the neighborhood streets, the developer is going to lease parking from nearby businesses for nights and weekends.

The sizing and positioning of both trash and delivery bays will keep those functions from blocking the streets.

Ingress and egress plans have been informed by traffic engineers to mitigate congestion.

Designated areas for for package delivery and for ride shares will further mitigate congestion.

Binding conditions on the PD limit outdoor music, alcohol sales and lighting - in respect of the nearby residences.

The landscaping with relatively mature trees by the sidewalks and on the rooftop will provide further buffer to the residences, as well as providing environmental benefits.

The restaurant space has been downsized, as has the event space occupancy limit, in deference to input from residents.

Townhomes and apartments have long been a part of the Historic District and this is reinforced in the Hyde Park Design Guidelines. Multi-family residences of some scale are compatible with the Historic District; examples include Seybold and Valencia. Restaurants are clearly a part of the character of the Historic District. As previously stated, boutique hotel use is also compatible with conditions in the Historic District.

Lastly, despite a designated school car line and a public parking lot designated for Gorrie parents to use for drop off and pick up, many of them routinely park on the neighborhood streets in an unlawful manner. Enforcement is the appropriate corrective response, rather than using this as a reason to make decisions about the land use of properties in the area.

While the City's Preservation staff did not recommend approval of the PD to the ARC, they did state that the project has been improved over time and would benefit from an incremental reduction in intensity. Since the ARC hearing, there have been further reductions to the intensity, in terms of programming. The Council should now approve the re-zoning and PD.

The upcoming ARC hearing for a Certificate of Appropriateness, and the public engagement in that process, will influence the architecture and further details of the project.

\*\*\*\*\*

Thank you for serving on the City Council.

## Tonia Wilcox

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**From:** Frank Boulosa <frank@fabrealtygroup.com>  
**Sent:** Tuesday, February 10, 2026 4:46 PM  
**To:** Bill Carlson  
**Cc:** TampaCityCouncil  
**Subject:** [EXTERNAL] Opposition to Magnolia Court Hotel & Condo Complex-Rezoning (REZ 25-48)

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Meeting Date: February 12, 2026

Dear Chair and Members of City Council,

I write as President of the Christiansted Condominium Association, representing 22 unit owners immediately adjacent to the proposed Magnolia Court Hotel project (REZ-25-48). We respectfully urge Council to **deny the requested rezoning from RO-1 to PD.**

Our opposition is based not on generalized concerns, but on specific, documented inconsistencies with the City Code and adopted planning principles.

First, the project relies on multiple major waivers, including permission for **loading and service vehicles to maneuver within the public right-of-way.** The applicant's own plans acknowledge that standard, code-compliant loading and refuse operations cannot be accommodated on-site. This effectively shifts private operational impacts onto public streets, raising safety concerns for pedestrians, cyclists, and motorists on Bay Street, Magnolia Avenue, and surrounding roadways.

Second, the traffic analysis acknowledges an **increase of over 1,150 daily vehicle trips,** yet the site design depends on constrained access points, reduced buffers, and right-of-way maneuvering to function. This combination fails to demonstrate that surrounding infrastructure can safely absorb the proposed intensity.

Third, the requested environmental waivers are extreme. The proposal seeks to reduce required tree retention from 50% to as low as 2–4%, remove a Grand Live Oak, and **increase impervious surface coverage to over 86% of the site.** These deviations are incompatible with the established character of the surrounding neighborhood and the City's environmental and stormwater objectives.

Finally, the **proposed height and massing—reaching up to 114 feet—**represent a sharp and incompatible transition from surrounding RO-1, RM-16, and RS-60 zoning.

Approval would set a precedent that **undermines the integrity of the Residential Office district and invites similar requests throughout the area.**

**Taken together, the number and scope of waivers demonstrate that the site is not suitable for the proposed intensity of development. Even with requested deviations, the project fails to meet the intent of the City of Tampa Code and Comprehensive Plan.**

For these reasons, we respectfully request that City Council deny REZ-25-48.

Thank you for your consideration and service to the City.

Sincerely,

Frank Bולlosa,  
President, Christiansted Condominium Association

**Tonia Wilcox**

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**From:** Jennie Smith Interiors <jenniesmithinteriors@gmail.com>  
**Sent:** Tuesday, February 10, 2026 6:34 PM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Oppose TACPA24-11. An REZ25-48

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I oppose land use change and rezoning of the application for the Magnolia Hotel Project. We are located in a historic area under historic preservation rules and this project does not fall within the criteria . It promotes too much added density and is in a designated flood area.

It goes back to the whole issue of maximizing a project and squeezing it into a historic area with a few do das on the building to try and look historic . The bottom line is it's a developers GREED at the expense of a historic peaceful community.

Thank you, Jennie Smith Owner & Interior Designer

## Tonia Wilcox

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**From:** Dene Williamson <denetpc@gmail.com>  
**Sent:** Tuesday, February 10, 2026 7:03 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Dear Members of the City Council,

My name is Dene Williamson, and I am a resident of the Historic Hyde Park Preservation Neighborhood, living at 715 S. Orleans Avenue, just a few houses away from Swann Avenue. I am writing to express my strong support for the proposed Magnolia Hotel project (CPA 24-11, REZ 25-48, VAC 25-08).

I believe this project represents the right kind of growth for our neighborhood. It thoughtfully preserves the only historic structure on the block—the bungalow at the corner of Swann and Brevard—while ensuring the new hotel is designed at a scale and character that complements the surrounding homes and historic apartments. The architect, Stephen Smith, has such consideration to respect Hyde Park’s unique character through massing, setbacks, and generous landscaping along Swann and Magnolia Streets.

Beyond its architectural sensitivity, the Magnolia Hotel will provide important benefits to the community. It will offer residents and neighbors like myself a welcoming place for visiting friends and family, create a beautiful new venue for community and family events, and replace aging structures with an investment that strengthens property values. I also appreciate that the developers have incorporated stormwater and traffic management measures that show real consideration for neighborhood concerns.

As a long-time Hyde Park resident, I believe in protecting the character of our neighborhood while also supporting projects that enhance quality of life. This hotel strikes that balance, and I am confident it will be a true asset to both our community and the City of Tampa.

As I am unable to attend the February 12th meeting, please accept this letter as a sign of my full support. I respectfully urge you to approve the Magnolia Hotel project.

Sincerely,  
Dr. Dene Williamson  
715 S. Orleans Avenue  
Historic Hyde Park Preservation Neighborhood

## Tonia Wilcox

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**From:** Omar Butt <omarbutt@msn.com>  
**Sent:** Tuesday, February 10, 2026 7:52 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Dear Tampa City Council,

I am an adopted Tampanian, Tampeno. Tampaite. Perhaps the lack of agreement of what we all are is an admission of the confusion of what our city is, or what it might be.

Are we old, are we new? Are we a quiet town on the Gulf or are we Champa Bay, Sports Town USA? Is this a Southern place, or more broadly Spanish Floridian? Cuban heritage runs through the town since the 1800s but Miami took our crown in the 1980s. They can have it - we have Gasparilla, and remember that we enjoy that because Wallace Stovall and friends wanted people to come and enjoy the city, and do business here. Imagine a city council said it would be too loud, too busy, too disruptive. But what do I know? I'm just a newcomer.

What I do know is that we have a choice to make. You as members of the city council, we as a community – that broad brush word that means everything and nothing. A choice, as a City, because that's what we are, whether we like it or not.

I am an adopted Tampanian, and as one I am the beauty and the beast of this town. A post 2020 newcomer, clogging up the streets and taking up space. We're very full - "they" say. But if Vincente Ybor came back now he'd ask- where have all the people gone? He had a vision. Maybe his encompassed all of it, a shining City on the Gulf, an industrial powerhouse where the subdivisions built by Swann and Himes and Jetton and Dekle sat on quiet streets where kids played, all while a few miles away cigars were churned out and fanned across the world, giving us our nickname, Cigar City. Perhaps we're all Cigars?

You can keep all of that, say the apparent 1,200 signatories (many of whom now have signatories' remorse, others who are unidentifiable). We're closed, drawbridge is up, and we can't let anyone else in. We like the 1970s Brutalist marvel that sits on the corner, and we enjoy the flooding that occurs every summer. You can keep your Palm Beach thinking over there, we don't want improvement, or at least we don't want it here - put it over there somewhere, we want another empty building, a strip mall, or even a Tower, make it 35 stories if you could - this is a Live Local site after all.

What would D.P. Davis say? First, he'd look at you with the sternness that only a Shoe Salesman turned Landman can muster. A man who built an island you all enjoy out of sand found in the bay. Bankrupted by the very effort and missing in the Atlantic. His house, crushed to rubble last year, soon to be followed by the last bastion of the Old Davis Island way of life – The Mirasol, gone. All because someone clicked two buttons on a computer screen and read some VERY ANGRY WORDS. Council Members cowed because it is, after all, an election year. That building and it's history will never come back to us. That's the curious thing about History - you have to make it yourself, and if you don't respect it, it sort of just disappears.

The Past of course, doesn't speak or vote. Or that corner of Swann and Bayshore would tell you it once didn't exist. Just a sandy outcrop when James Swann turned up from Illinois and looked over yonder at the smoke coming from the Ybor factories (long since closed now – take that, The Past) and decided this was a fine place to build some houses. Helped along the way by J M Watrous, who's farm spread across old Hyde Park overlooking Spanish Creek. Remember that? Of course you don't. But know this – if those men hadn't done what they did, you wouldn't be able to do what you're doing now. They did it for you - now its your turn.

When cities don't develop, one very major thing happens, and it's rather curious. They don't stay the same, perfectly fossilized as they are, somehow by magic growing a tax base that pays for schools, roads and drains. They die. Just ask:

Grenrio, Texas

Gary, Indiana

Pitcher, Oklahoma

Cahaba, Alabama (that one's particularly interesting)

Cisco, Utah

Thurmond, West Virginia

Bodie, California

Seneca, New York

East Liverpool, Ohio

Laurel, Mississippi

The list is endless. Towns that don't grow...die. Their tax bases shrink, the jobs start to migrate, and the buildings become dilapidated – just ask Detroit what happens then. To fix roads, schools, pot holes, either you grow the tax base, or you grow taxes. I know what everyone would much rather happen.

But of course, growth must be gradual; it must be well considered, and it must be an additive. It must engage and encourage the developers, the builders, the locals, and the youth. Ah, the youth.

You'll remember the time when the young left for college and never came back. That doesn't happen now – you know why? You know exactly why. The young come back to a thriving, growing town, where entrepreneurs live, where there's restaurants, hotels, and bars, and clubs, safe clean streets, and sports galore. These are the Children of Tampa – not me, not you, them. The ones who know what it was like, and I don't think I've ever heard anyone say: "it was better before". Do we want our children to come back to their hometown, or be lost to Cities that do more for them? Let them make memories of their youth at the Magnolia Court, who knows how many lovers will find one another, siblings will be reunited, tired surgeons from TGH will rest, families will gather for Sunday dinner.

The great Faustian bargain of politics is that the very people that have most to lose from bad decisions don't seem to show up. But I assure you that in this hyper digital age they're paying attention. They're watching decisions being made, and they are voting not just with a lever but with their feet. What good is it to win Tampa in an election year but to lose its most promising people? Don't vote No because you want to become the Mayor of a Dead Town, there's no honor in that. Don't vote No and then enjoy your coffees and breakfasts in places that were built by pioneers just like this one. Just don't vote no - be a visionary, be Swann and Ybor and Himes and Jetton and Dekle and Davis.

We are all being presented with a choice. Do we grow sensibly or die? Are we Vincent – cafe con Tampa, sorry - leche- in hand looking at the factories which led to 6 generations of Tampanians, or are we <.... > the name of someone Tampa forgot, because they said No, or worse, did nothing.

The American voters like guts (the 250th Anniversary of this National proves that), and they will reward handsomely to those that show them, whether they agree with their position or not.

History is watching, and it writes favorably about the Bold.

Sincerely,  
Omar Butt

## Tonia Wilcox

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**From:** Avery Feudo <averyf3143@gmail.com>  
**Sent:** Tuesday, February 10, 2026 8:06 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Dear Members of the City Council,

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

Thank you,

Avery Feudo



Avery Feudo - Letter for Magnolia

## Tonia Wilcox

---

**From:** Veronica Ten Kate <veronicatenkate@gmail.com>  
**Sent:** Tuesday, February 10, 2026 8:18 PM  
**To:** Alan Clendenin; Guido Maniscalco; Lynn Hurtak; TampaCityCouncil; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera  
**Subject:** [EXTERNAL] Rezoning on Swann Ave in Hyde Park Historic District

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The detrimental affects of a total inappropriate structure that is not fitting to this historic Hyde Park neighborhood. This is what Hyde park is known for, beautiful historic homes in a village setting with beautiful vegetation. The shopping areas in the midst of a historic neighborhood is unfounded, has no place for such a structure that is meant to be on a busy highway or commercial district. Swan Avenue can absolutely not tolerate already more traffic!! the fact that we have Gorrie Elementary, Wilson Middle School, UT is right by us, all the traffic that goes to the Hyde Park Village stores, restaurants and movie theater are maximized already including the path it has become to the night life on Howard Avenue. It has become far too busy and crowded with long lines of cars at stand still traffic on Swann Avenue. So NO, NO, No! This is destroying our historic district, our historic homes, our community and our neighborhood!  
The greed should not prevail!

Considering adding apartments and storefronts will push traffic volumes and speeds beyond what a small historic street network can safely and comfortably handle, threatening both pedestrian safety and the very historic character the district is supposed to protect!

Historic streets were designed for low traffic volumes and slow vehicles, so large new trip generators (apartments, retail) force roadway widening, new turn lanes, and signalization that permanently alter historic road alignments, trees, and views.

- Increased traffic brings more noise, light intrusion, and cut-through driving, which make older homes on narrow lots less livable and reduce the incentive for owners to maintain historic structures.

So a single zoning change can set off a one-way process of incremental road work that steadily erodes the district's historic setting!

Veronica Ten Kate, MD  
702 South Delaware Ave  
Tampa, Fl. 33606

**Tonia Wilcox**

---

**From:** david.b.ezell@gmail.com  
**Sent:** Tuesday, February 10, 2026 8:26 PM  
**To:** Bill Carlson  
**Cc:** TampaCityCouncil  
**Subject:** [EXTERNAL] Opposition to Magnolia Court Hotel & Condo Complex-Rezoning (REZ 25-48)  
**Attachments:** 2026-02-10TampaCityCouncil-signed.pdf

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**David Ezell**  
**509 W. Bay Street, Unit 304**  
**Tampa, Florida 33606**

February 10, 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 304, Tampa, Florida 33606, directly within the surrounding neighborhood that will be impacted by this proposed rezoning. I have lived here since 2006.

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

I agree with my neighbors and with the Compliance staff that the application is inconsistent with regulations; I won't repeat those arguments.

What is most alarming is that parking, traffic, and pedestrian safety are already at risk, and have been getting worse for several years. Of note is the intersection visibility at Bay Street and Magnolia Avenue, as well as the need for improvements – possibly a traffic signal - at the intersection of Bashore Drive, Swann Avenue, and Magnolia Avenue.

Nothing in the application does anything to mitigate a situation that is already bad and getting worse even without further stress on the infrastructure.

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

Thank you for your consideration and service to the City.

Respectfully Submitted,

David Ezell  
Christiansted Condominiums

509 W. Bay Street, Unit 304  
Tampa, Florida 33606

**David Ezell**  
**509 W. Bay Street, Unit 304**  
**Tampa, Florida 33606**

February 10, 2026

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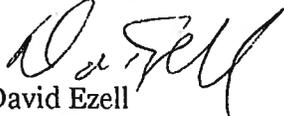
What is most alarming is that parking, traffic, and pedestrian safety are already at risk, and have been getting worse for several years. Of note is the intersection visibility at Bay Street and Magnolia Avenue, as well as the need for improvements – possibly a traffic signal - at the intersection of Bashore Drive, Swann Avenue, and Magnolia Avenue.

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Thank you for your consideration and service to the City.

Respectfully Submitted,

  
David Ezell  
Christiansted Condominiums  
509 W. Bay Street, Unit 304  
Tampa, Florida 33606

## Tonia Wilcox

---

**From:** lgrattan@aol.com  
**Sent:** Tuesday, February 10, 2026 9:14 PM  
**To:** TampaCityCouncil; CityCouncilStaff; Sally Dee; CouncilQuasiBox  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC25-08- Vote Yes

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Dear Members of City Council,

My name is Lisa Grattan, and I live in the Historic Hyde Park neighborhood. I am writing in support of the Magnolia Hotel project (CPA 24-11, REZ 25-48, VAC 25-08).

Our neighborhood is special because it balances history with vitality, and I believe the Magnolia Hotel strikes that same balance. Change can be difficult, but when it is done thoughtfully, with sensitivity to the historic district, staggered height, and high-quality architecture it can strengthen the very character we want to preserve. That is what I see happening here.

I also have tremendous respect for the architect, Steven Smith, whose work has consistently shown both creativity and a deep sensitivity to context. His design for the Magnolia is no exception. It thoughtfully integrates landscaping, setbacks, and massing in a way that feels authentic to Hyde Park and will be an asset to the district for decades to come.

The corner of Swann and Bayshore is exactly the right location for a hotel. A residential condominium development could be built by right, which would add traffic during the most difficult school-hour peaks. Instead, a hotel brings a use that doesn't intensify those pressures and, at the same time, provides something we truly need: a beautiful, well-located place for visitors close to the University of Tampa, Tampa General Hospital, and Downtown.

I also appreciate that the developers have taken a responsible approach. They are not requesting a parking waiver, which is uncommon for a project of this size, and they have carefully placed loading and back-of-house functions on Bay Street, where it makes the most sense.

Most importantly, this project will transform what has long been a private frontage on Bayshore into a public amenity...something the entire community can take pride in.

For all of these reasons, I respectfully urge you to support the Magnolia Hotel.

Sincerely,  
Lisa Grattan  
Historic Hyde Park Neighborhood

## Tonia Wilcox

---

**From:** T Seits <theresa.seits@gmail.com>  
**Sent:** Tuesday, February 10, 2026 10:26 PM  
**To:** TampaCityCouncil; Luis Viera; Charlie Miranda; Naya Young; Bill Carlson; Lynn Hurtak; Guido Maniscalco; Alan Clendenin  
**Subject:** [EXTERNAL] Proposed Comprehensive Plan Amendment TA/CPA 24-11

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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 member of Tampa Regional Artists. Tampa Regional 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 that 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,  
Dr. Theresa Seits  
Tampa Regional Artists  
Board Member & Membership Director

## Tonia Wilcox

---

**From:** Susanna Fenhagen <s.c.fenhagen@gmail.com>  
**Sent:** Wednesday, February 11, 2026 6:52 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] Hyde Park Rezoning Meeting on February 12, 2026  
**Attachments:** Hyde Park meeting 2.12.2026.docx

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Dear Members of the City Council

Please find attached letter in opposition to the project located between Magnolia and Brevard and Swann and Bay Streets. We would be in attendance but Anthony is in the ICU at Tampa General and I cannot leave him right now.

Thank you,  
Susanna Fenhagen and Dr. Anthony Morrison

To: Tampa City Council Members

Email: [tampacitycouncil@tampagov.net](mailto:tampacitycouncil@tampagov.net)

Re: Changing zoning on Swann Avenue to allow for the development of a multi-purpose project between Bay Street and Swann Avenue and Magnolia and Brevard

Hearing date: February 12, 2026 at 5:00 p.m.

From: Susanna Fenhagen and Dr. Anthony Morrison

Residents of Hyde Park: 1303 W. De Leon St., Tampa, FL 33606

Dear City Council Members:

Both my husband and I would be at the meeting on the 12<sup>th</sup> were it not for the fact that Tony was admitted to Tampa General on an emergency basis and is currently in the ICU. I am writing this letter for both of us to express our views.

As longtime residents of the Hyde Park neighborhood dating back first to 804 South Dakota (no longer in existence) in 1961, to 802 S. Delaware for almost 50 years and now just north of Swann on De Leon between Willow Ave and Orleans, I feel that I can address the concerns of many of the residents of this area.

Early on in my time here, Hyde Park began to fall into disrepair. A major part of the history of Tampa was being lost. During the 1970's families began restoring the old homes to their original beauty. Homes that had been made into multiple family units became one family units. The few apartment buildings were restored and have remained in great condition. It has been protected and become an historic district of which the City of Tampa can be proud. It showcases itself during Christmas and Gasparilla; it welcomes 'trick or treaters' from around the City for Halloween; and, it a place where tourists come to walk and visit the past. It is not, however, without its problems.

The area does not possess the infrastructure for this project. Swann Avenue has become a street with numerous pot hole patches covering many of the deteriorating pipes underneath. It cannot be widened to accommodate the traffic that will be generated. It floods regularly at Bayshore in a good storm. Access to and from is limited to this proposed project simply by the narrow streets and the density that already exists – especially around Gorrie and Wilson schools. Boulevard is a good north and south route; however, flow there has been limited by the University of Tampa nearly blocking all north and south traffic between Kennedy and Cass Streets. If Willow is your answer, you simply need to try to drive north from Bayshore or south from Cass during our rush hours. Parking is a continuing problem. Indeed, even Hyde Park Village struggles to find adequate parking for the people who work there.

The City seems to want to grow and is doing so in many areas. Apartments and condos, restaurants and stores are shooting up everywhere. This small area where this project is proposed to sit is not suitable; there are other places within the region that may welcome it and where the infrastructure can support it. **The Hyde Park location is not it!**

Please do not approve this project.

Susanna Fenhagen and Anthony Morrison, longtime residents of the area

## Tonia Wilcox

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**From:** Janis Chapman <jgchapman8@gmail.com>  
**Sent:** Wednesday, February 11, 2026 7:40 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] DenyLandUseRequestTA/CPA 24-11 and REZ25-48

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subject-Changes to Land Use  
1-Not recommended by Planning Staff&Commission  
2-Not recommended by ARC  
3-Inconsistent with area  
4-more congestion around two excellent public schools  
5-Height, Mass,Scale&Density=  
NIGHTMARE  
Please-Vote No!!  
Janis Guzzle Chapman  
20 year resident of Hyde Park  
851 S Dakota Ave  
Tampa, FL 33606  
Sent from my iPhone

## Tonia Wilcox

---

**From:** Bobbie O'Brien <bobrienews@gmail.com>  
**Sent:** Tuesday, February 10, 2026 4:06 PM  
**To:** CouncilQuasiBox; councilppt  
**Subject:** [EXTERNAL] Bobbie OBrien video TA/CPA 24-11 public hearing 2-12-26

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To Tampa City Council Members and CTTV staff,

I am submitting the attached video to use during my 3 minutes allowed during the Tampa City Council public hearing at 5 pm for the LAND USE CASE of the Magnolia hotel complex TA/CPA 24-11.

As instructed - I am submitting the video (MP4) 48 hours in advance.

Please contact me with any questions. I will also bring a thumb drive and computer as a backup in case there are any technical problems.

Thanks for your assistance. See you all Thursday.

Bobbie O'Brien-Quenneville  
[bobrienews@gmail.com](mailto:bobrienews@gmail.com)  
Text/Cell 813/347-7837  
702-C W Bay St  
Tampa, 33606

 obrien\_video\_TA:CPA\_24-11.mp4

## Tonia Wilcox

---

**From:** Brian LaMarre <brian@inspireweather.com>  
**Sent:** Tuesday, February 10, 2026 4:42 PM  
**To:** councilppt  
**Cc:** CouncilQuasiBox; Brian LaMarre  
**Subject:** [EXTERNAL] Powerpoint: Brian LaMarre - expert speaker for Feb 12, 2026 City Council Meeting 5:01 PM

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Hello,

Please see Google Drive link for download of the Powerpoint presentation I will be using for the 10 minutes I plan to use during the Tampa City Council meeting on Thursday February 12, 2026 - session starting at 5:01 PM related to the rezoning and land use topic for development in the area of Swann, Bay, Magnolia, Brevard.

Do you need me to bring my laptop to show the presentation or will you be able to download the file and save it to your presentation computer?

Thanks again and enjoy the warmer weather out there!

Brian

**Brian LaMarre**  
*Chief Meteorologist*  
Founder of Inspire Weather, LLC  
[www.inspireweather.com](http://www.inspireweather.com)



**Tonia Wilcox**

---

**From:** Brian LaMarre (via Google Slides) <drive-shares-dm-noreply@google.com>  
**Sent:** Tuesday, February 10, 2026 4:44 PM  
**To:** CouncilQuasiBox  
**Cc:** councilppt  
**Subject:** [EXTERNAL] Presentation shared with you: "Brian LaMarre\_TampaCityCouncilMeeting\_12Feb2026.pptx"

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Access to file from Brian LaMarre

 Brian LaMarre\_TampaCityCouncilMeeting\_12Feb2026.pptx

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**Tonia Wilcox**

---

**From:** Brian LaMarre <brian@inspireweather.com>  
**Sent:** Tuesday, February 10, 2026 4:55 PM  
**To:** councilppt  
**Cc:** CouncilQuasiBox; Brian LaMarre  
**Subject:** [EXTERNAL] Re: Powerpoint: Brian LaMarre - expert speaker for Feb 12, 2026 City Council Meeting 5:01 PM

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As an update, in case you need the direct link from which to download the file from Google Drive and then save on your computer.

[https://docs.google.com/presentation/d/1lkdZMje-sBZYI9-n\\_xlOathtuq4XCKww/edit?usp=drive\\_link&ouid=112620024650680476677&rtpof=true&sd=true](https://docs.google.com/presentation/d/1lkdZMje-sBZYI9-n_xlOathtuq4XCKww/edit?usp=drive_link&ouid=112620024650680476677&rtpof=true&sd=true)

Let me know if there are any issues.

Thanks again,  
Brian

**Brian LaMarre**  
*Chief Meteorologist*  
Founder of Inspire Weather, LLC  
[www.inspireweather.com](http://www.inspireweather.com)



On Tue, Feb 10, 2026 at 4:42 PM Brian LaMarre <brian@inspireweather.com> wrote:

 [Brian LaMarre TampaCityCouncilMeeting\\_12Feb2026.pptx](#)

Hello,

Please see Google Drive link for download of the Powerpoint presentation I will be using for the 10 minutes I plan to use during the Tampa City Council meeting on Thursday February 12, 2026 - session starting at 5:01 PM related to the rezoning and land use topic for development in the area of Swann, Bay, Magnolia, Brevard.

Do you need me to bring my laptop to show the presentation or will you be able to download the file and save it to your presentation computer?

Thanks again and enjoy the warmer weather out there!  
Brian

**Brian LaMarre**  
*Chief Meteorologist*  
Founder of Inspire Weather, LLC  
[www.inspireweather.com](http://www.inspireweather.com)



**Tonia Wilcox**

---

**From:** Brian LaMarre <brian@inspireweather.com>  
**Sent:** Tuesday, February 10, 2026 5:01 PM  
**To:** councilppt  
**Cc:** CouncilQuasiBox; Brian LaMarre  
**Subject:** [EXTERNAL] 2nd try for sending file: Brian LaMarre - Feb 12, 2026 council meeting

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Thanks again,  
Brian

**Brian LaMarre**  
*Chief Meteorologist*  
Founder of Inspire Weather, LLC  
[www.inspireweather.com](http://www.inspireweather.com)



**Tonia Wilcox**

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**From:** Brian LaMarre (via Google Slides) <drive-shares-dm-noreply@google.com>  
**Sent:** Tuesday, February 10, 2026 5:09 PM  
**To:** CouncilQuasiBox  
**Cc:** councilppt  
**Subject:** [EXTERNAL] Presentation shared with you: "Brian LaMarre\_TampaCityCouncilMeeting\_12Feb2026.pptx"

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**Tonia Wilcox**

---

**From:** Dossie Marrone  
**Sent:** Tuesday, February 10, 2026 5:11 PM  
**To:** CouncilQuasiBox  
**Subject:** Fw: [EXTERNAL] For 2/12/26 Evening Agenda re Swann & Magnolia parcels  
**Attachments:** Councilhydeparkhotelpdf.pdf

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

Please note this email is public record.

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**From:** Marylou Bailey <mybailey63@gmail.com>  
**Sent:** Tuesday, February 10, 2026 4:20 PM  
**To:** Bill Carlson <Bill.Carlson@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>; Naya Young <Naya.Young@tampagov.net>  
**Cc:** TampaCityCouncil <TampaCityCouncil@tampagov.net>  
**Subject:** [EXTERNAL] For 2/12/26 Evening Agenda re Swann & Magnolia parcels

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Marylou Y. Bailey  
[mybailey63@gmail.com](mailto:mybailey63@gmail.com)  
(813) 765-4730

**To:** Tampa City Council Members

**From:** Marylou Bailey, 912 S. Oregon Ave., Tampa, FL 33606

**Subject:** 3 agenda items on Council agenda 2/12/26  
1. TA/CPA 24-11 - Comprehensive Plan Amendment  
2. VAC-25-08 - Alley Vacancy  
3. REZ-25-48 - Rezoning to PD

**Date:** 2/10/26

I am writing regarding the above 3 referenced items on the City Council 2/12/26 evening agenda that are related to the proposed development of the contiguous parcels anchored at the corner of Swann and Magnolia Avenues in Hyde Park.

The Board of Hyde Park Preservation Inc. appreciates the developer's team's constructive engagement with Hyde Park residents. They had multiple meetings with our members, solicited input from them and updated the plans for the project based on that input. The rest of this memo represents my personal positions.

I have a lot of first-hand experience with the subject area, as I have travelled to and from my home in Hyde Park for the past 30 years. Moreover, I took both of my girls to and from Gorrie Elementary every school day for years. I now routinely traverse the area on my way to and from Allegro Hyde Park where I support my aged and impaired mother-in-law.

**Agenda item #1: City Council should approve the Comprehensive Plan Amendment from R-35 to CMU-35**

The collective site today is a hazard. There is very little permeable area, due to the hodge-podge of buildings and surface lots. Frequently, August rainstorms produce flooding in this area. If there is a major storm, the local weather forecasters routinely position themselves at this corner to demonstrate the rising waters. In order to be safe as I travel to and from my home, I avoid this area.

Other than the one contributing structure, the rest of the buildings and surface lots are an eyesore and not consistent with the character of the locally designated Historic District and its Design Guidelines.

Without the requested change in potential land use, a large multi-family residential development is allowed. This would exacerbate the above 2 issues I mention.

The proposed use of hotel is not unique to the locally designated Historic District. Palihouse within Hyde Park Village is an example.

Commercial Mixed Use is compatible with the Historic District. I lived for 20 years in a home directly behind Hyde Park Village and found its mixed use to be very compatible with residential living.

There are very few sites that allow the public to view our beautiful Bayshore Boulevard and its waters. Having this site be one of them, instead of being exclusive to residents, is a benefit.

A re-development of the site will require bringing the site into conformance with a number of standards, including water management and Hyde Park Design Guidelines. Allowing for a

project to address the set of parcels, instead of lot by lot, allows for solutions to be proposed that optimize water management and consistency within the Historic District.

In summary, updating the Comprehensive Plan to allow for these slightly broader land uses is in the public interest. The ARC voted to support this and I urged the Council to do so, as well.

**Agenda item #2: City Council should approve the Alley Vacancy for the remaining stub portion**

I am an advocate to preserve the functional alleys of Hyde Park. However, the alley that is the subject of this proposal is no longer functional. It is a dead-end stub of land offering no practical use to any constituents. The decision to vacate this alley was made years ago and this request is simply to finish the clean-up from that decision and to allow for some use of it.

**Agenda item #5: City Council should approve the Rezoning from RO-1 to PD**

Planned Developments are not inherently corruptive, but a legal land use tool. Responsible governance requires evaluating each one. This proposed re-zoning and its PD are very thoughtful to the context of its location and the locally designated Historic District.

Re-developing the block as a complete project, rather than lot by lot, affords a more comprehensive water management approach that enhances public safety - verses today's routine flooding during summer storms.

The proposed set backs and staggered building height are respectful to the surrounding area (and have improved over iterations of the project).

The parking plan is above requirements and not visible from the streets.

Valet parking at no charge has proven to be a practical solution in keeping cars from cluttering neighborhood streets at both The Epicurean Hotel and The Stovall House. While the City has said that free valet parking is not an enforceable condition on the site plan, the owner has made a commitment to this business practice.

To further keep cars from cluttering the neighborhood streets, the developer is going to lease parking from nearby businesses for nights and weekends.

The sizing and positioning of both trash and delivery bays will keep those functions from blocking the streets.

Ingress and egress plans have been informed by traffic engineers to mitigate congestion.

Designated areas for for package delivery and for ride shares will further mitigate congestion.

Binding conditions on the PD limit outdoor music, alcohol sales and lighting - in respect of the nearby residences.

The landscaping with relatively mature trees by the sidewalks and on the rooftop will provide further buffer to the residences, as well as providing environmental benefits.

The restaurant space has been downsized, as has the event space occupancy limit, in deference to input from residents.

Townhomes and apartments have long been a part of the Historic District and this is reinforced in the Hyde Park Design Guidelines. Multi-family residences of some scale are compatible with the Historic District; examples include Seybold and Valencia. Restaurants are clearly a part of the character of the Historic District. As previously stated, boutique hotel use is also compatible with conditions in the Historic District.

Lastly, despite a designated school car line and a public parking lot designated for Gorrie parents to use for drop off and pick up, many of them routinely park on the neighborhood streets in an unlawful manner. Enforcement is the appropriate corrective response, rather than using this as a reason to make decisions about the land use of properties in the area.

While the City's Preservation staff did not recommend approval of the PD to the ARC, they did state that the project has been improved over time and would benefit from an incremental reduction in intensity. Since the ARC hearing, there have been further reductions to the intensity, in terms of programming. The Council should now approve the re-zoning and PD.

The upcoming ARC hearing for a Certificate of Appropriateness, and the public engagement in that process, will influence the architecture and further details of the project.

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Thank you for serving on the City Council.

**Tonia Wilcox**

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**From:** Dene Williamson <denetpc@gmail.com>  
**Sent:** Tuesday, February 10, 2026 7:03 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox; sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Dear Members of the City Council,

My name is Dene Williamson, and I am a resident of the Historic Hyde Park Preservation Neighborhood, living at 715 S. Orleans Avenue, just a few houses away from Swann Avenue. I am writing to express my strong support for the proposed Magnolia Hotel project (CPA 24-11, REZ 25-48, VAC 25-08).

I believe this project represents the right kind of growth for our neighborhood. It thoughtfully preserves the only historic structure on the block—the bungalow at the corner of Swann and Brevard—while ensuring the new hotel is designed at a scale and character that complements the surrounding homes and historic apartments. The architect, Stephen Smith, has such consideration to respect Hyde Park’s unique character through massing, setbacks, and generous landscaping along Swann and Magnolia Streets.

Beyond its architectural sensitivity, the Magnolia Hotel will provide important benefits to the community. It will offer residents and neighbors like myself a welcoming place for visiting friends and family, create a beautiful new venue for community and family events, and replace aging structures with an investment that strengthens property values. I also appreciate that the developers have incorporated stormwater and traffic management measures that show real consideration for neighborhood concerns.

As a long-time Hyde Park resident, I believe in protecting the character of our neighborhood while also supporting projects that enhance quality of life. This hotel strikes that balance, and I am confident it will be a true asset to both our community and the City of Tampa.

As I am unable to attend the February 12th meeting, please accept this letter as a sign of my full support. I respectfully urge you to approve the Magnolia Hotel project.

Sincerely,  
Dr. Dene Williamson  
715 S. Orleans Avenue  
Historic Hyde Park Preservation Neighborhood

## Tonia Wilcox

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**From:** Omar Butt <omarbutt@msn.com>  
**Sent:** Tuesday, February 10, 2026 7:52 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
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

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Dear Tampa City Council,

I am an adopted Tampanian, Tampeno. Tampaite. Perhaps the lack of agreement of what we all are is an admission of the confusion of what our city is, or what it might be.

Are we old, are we new? Are we a quiet town on the Gulf or are we Champa Bay, Sports Town USA? Is this a Southern place, or more broadly Spanish Floridian? Cuban heritage runs through the town since the 1800s but Miami took our crown in the 1980s. They can have it - we have Gasparilla, and remember that we enjoy that because Wallace Stovall and friends wanted people to come and enjoy the city, and do business here. Imagine a city council said it would be too loud, too busy, too disruptive. But what do I know? I'm just a newcomer.

What I do know is that we have a choice to make. You as members of the city council, we as a community – that broad brush word that means everything and nothing. A choice, as a City, because that's what we are, whether we like it or not.

I am an adopted Tampanian, and as one I am the beauty and the beast of this town. A post 2020 newcomer, clogging up the streets and taking up space. We're very full - "they" say. But if Vincente Ybor came back now he'd ask- where have all the people gone? He had a vision. Maybe his encompassed all of it, a shining City on the Gulf, an industrial powerhouse where the subdivisions built by Swann and Himes and Jetton and Dekle sat on quiet streets where kids played, all while a few miles away cigars were churned out and fanned across the world, giving us our nickname, Cigar City. Perhaps we're all Cigars?

You can keep all of that, say the apparent 1,200 signatories (many of whom now have signatories' remorse, others who are unidentifiable). We're closed, drawbridge is up, and we can't let anyone else in. We like the 1970s Brutalist marvel that sits on the corner, and we enjoy the flooding that occurs every summer. You can keep your Palm Beach thinking over there, we don't want improvement, or at least we don't want it here - put it over there somewhere, we want another empty building, a strip mall, or even a Tower, make it 35 stories if you could - this is a Live Local site after all.

What would D.P. Davis say? First, he'd look at you with the sternness that only a Shoe Salesman turned Landman can muster. A man who built an island you all enjoy out of sand found in the bay. Bankrupted by the very effort and missing in the Atlantic. His house, crushed to rubble last year, soon to be followed by the last bastion of the Old Davis Island way of life – The Mirasol, gone. All because someone clicked two buttons on a computer screen and read some VERY ANGRY WORDS. Council Members cowed because it is, after all, an election year. That building and its history will never come back to us. That's the curious thing about History - you have to make it yourself, and if you don't respect it, it sort of just disappears.

The Past of course, doesn't speak or vote. Or that corner of Swann and Bayshore would tell you it once didn't exist. Just a sandy outcrop when James Swann turned up from Illinois and looked over yonder at the smoke coming from the Ybor factories (long since closed now – take that, The Past) and decided this was a fine place to build some houses. Helped along the way by J M Watrous, who's farm spread across old Hyde Park overlooking Spanish Creek. Remember that? Of course you don't. But know this – if those men hadn't done what they did, you wouldn't be able to do what you're doing now. They did it for you - now its your turn.

When cities don't develop, one very major thing happens, and it's rather curious. They don't stay the same, perfectly fossilized as they are, somehow by magic growing a tax base that pays for schools, roads and drains. They die. Just ask:

Grenrio, Texas

Gary, Indiana

Pitcher, Oklahoma

Cahaba, Alabama (that one's particularly interesting)

Cisco, Utah

Thurmond, West Virginia

Bodie, California

Seneca, New York

East Liverpool, Ohio

Laurel, Mississippi

The list is endless. Towns that don't grow...die. Their tax bases shrink, the jobs start to migrate, and the buildings become dilapidated – just ask Detroit what happens then. To fix roads, schools, pot holes, either you grow the tax base, or you grow taxes. I know what everyone would much rather happen.

But of course, growth must be gradual; it must be well considered, and it must be an additive. It must engage and encourage the developers, the builders, the locals, and the youth. Ah, the youth.

You'll remember the time when the young left for college and never came back. That doesn't happen now – you know why? You know exactly why. The young come back to a thriving, growing town, where entrepreneurs live, where there's restaurants, hotels, and bars, and clubs, safe clean streets, and sports galore. These are the Children of Tampa – not me, not you, them. The ones who know what it was like, and I don't think I've ever heard anyone say: "it was better before". Do we want our children to come back to their hometown, or be lost to Cities that do more for them? Let them make memories of their youth at the Magnolia Court, who knows how many lovers will find one another, siblings will be reunited, tired surgeons from TGH will rest, families will gather for Sunday dinner.

The great Faustian bargain of politics is that the very people that have most to lose from bad decisions don't seem to show up. But I assure you that in this hyper digital age they're paying attention. They're watching decisions being made, and they are voting not just with a lever but with their feet. What good is it to win Tampa in an election year but to lose its most promising people? Don't vote No because you want to become the Mayor of a Dead Town, there's no honor in that. Don't vote No and then enjoy your coffees and breakfasts in places that were built by pioneers just like this one. Just don't vote no - be a visionary, be Swann and Ybor and Himes and Jetton and Dekle and Davis.

We are all being presented with a choice. Do we grow sensibly or die? Are we Vincent – cafe con Tampa, sorry - leche- in hand looking at the factories which led to 6 generations of Tampanians, or are we <... > the name of someone Tampa forgot, because they said No, or worse, did nothing.

The American voters like guts (the 250th Anniversary of this National proves that), and they will reward handsomely to those that show them, whether they agree with their position or not.

History is watching, and it writes favorably about the Bold.

Sincerely,  
Omar Butt

**Tonia Wilcox**

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**From:** Avery Feudo <averyf3143@gmail.com>  
**Sent:** Tuesday, February 10, 2026 8:06 PM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Dear Members of the City Council,

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

Thank you,

Avery Feudo



Avery Feudo - Letter for Magnolia

**Tonia Wilcox**

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**From:** lgrattan@aol.com  
**Sent:** Tuesday, February 10, 2026 9:14 PM  
**To:** TampaCityCouncil; CityCouncilStaff; Sally Dee; CouncilQuasiBox  
**Subject:** [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC25-08- Vote Yes

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Dear Members of City Council,

My name is Lisa Grattan, and I live in the Historic Hyde Park neighborhood. I am writing in support of the Magnolia Hotel project (CPA 24-11, REZ 25-48, VAC 25-08).

Our neighborhood is special because it balances history with vitality, and I believe the Magnolia Hotel strikes that same balance. Change can be difficult, but when it is done thoughtfully, with sensitivity to the historic district, staggered height, and high-quality architecture it can strengthen the very character we want to preserve. That is what I see happening here.

I also have tremendous respect for the architect, Steven Smith, whose work has consistently shown both creativity and a deep sensitivity to context. His design for the Magnolia is no exception. It thoughtfully integrates landscaping, setbacks, and massing in a way that feels authentic to Hyde Park and will be an asset to the district for decades to come.

The corner of Swann and Bayshore is exactly the right location for a hotel. A residential condominium development could be built by right, which would add traffic during the most difficult school-hour peaks. Instead, a hotel brings a use that doesn't intensify those pressures and, at the same time, provides something we truly need: a beautiful, well-located place for visitors close to the University of Tampa, Tampa General Hospital, and Downtown.

I also appreciate that the developers have taken a responsible approach. They are not requesting a parking waiver, which is uncommon for a project of this size, and they have carefully placed loading and back-of-house functions on Bay Street, where it makes the most sense.

Most importantly, this project will transform what has long been a private frontage on Bayshore into a public amenity...something the entire community can take pride in.

For all of these reasons, I respectfully urge you to support the Magnolia Hotel.

Sincerely,  
Lisa Grattan  
Historic Hyde Park Neighborhood

## Tonia Wilcox

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**From:** Stuart Lasher <slasher@qcpfo.com>  
**Sent:** Wednesday, February 11, 2026 9:41 AM  
**To:** TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;  
sdee@playbookpublicrelations.com  
**Cc:** Truett Gardner; Addie Clark  
**Subject:** [EXTERNAL] Subject: Vote YES to CPA 24-11, REZ 25-48, VAC 25-08

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Dear Members of Tampa City Council,

I am a local Tampa business owner and very active in the local business community. I am also the owner of the property located at 607 South Magnolia Avenue, which is immediately adjacent to the proposed hotel project. I am writing in strong support of the project, including the proposed Future Land Use Amendment for the property generally located at 613 S. Magnolia Avenue, from R-35 to CMU-35.

I believe that the proposed project, which includes both a five-star hotel and townhomes, would be extremely beneficial to the Hyde Park community and add significant value to the Tampa Bay area. This hotel will serve many of the people who come to Tampa General Hospital for services, as well as visitors to Downtown Tampa and the University of Tampa.

This block is clearly transitioning and will be redeveloped, and the subject site is well-suited for commercial use given the surrounding community and its prime location. Allowing CMU-35 will provide flexibility for more appropriate commercial uses while not increasing residential density in this area.

I believe this project will generate considerably less traffic than other developments that might be built under the current zoning, including affordable housing or a high-rise development. A hotel use will serve visitors, employees, and families in this area, while also benefiting nearby businesses.

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

Stuart G. Lasher  
Chairman and CEO  
Quantum Capital Partners  
Sent from iPhone

Stuart G Lasher  
Quantum Capital Partners  
607 S Magnolia Avenue  
Tampa, Fl 33606  
813-232-9659  
slasher@qcpfo.com

**Tonia Wilcox**

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**From:** Enza Aiello <enzaaiello@msn.com>  
**Sent:** Wednesday, February 11, 2026 10:02 AM  
**To:** TampaCityCouncil  
**Subject:** [EXTERNAL] TA/CPA 24-11, ARC-24-273,

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I am in opposition, to the change to land use to CMU-35.

I have lived in Hyde Park for 40 years, and am a home owner.

Hyde Park is known for it's history and beauty; a place that has some of the very best schools in the State.

The Hyde Park neighborhood was transformed, from a place in decline, to what it is today; through much effort and dedication, and it has a fragility that must be maintained with balance. The streets cannot accommodate the scale of this project that is inconsistent with the Comprehensive Plan Amendment. Two hotels are in the area already. The schools already are at capacity, and during drop-off and pick up the lines extend around the block.

We homeowners have invested in our homes, in order to have quiet enjoyment and to keep this place safe, from over development, for future generations.

I do not support the land- use change or a change to PD.

Sincerely, Enza Aiello

421 S Orleans Ave

Tampa FL. 33606