

Tonia Wilcox

From: Dossie Marrone
Sent: Wednesday, February 11, 2026 10:22 AM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] Proposed Comprehensive Plan Amendment TA/CPA 24-11

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

Please note this email is public record.

From: T Seits <theresa.seits@gmail.com>
Sent: Tuesday, February 10, 2026 10:25:37 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>
Subject: [EXTERNAL] Proposed Comprehensive Plan Amendment TA/CPA 24-11

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

[Report Suspicious](#)

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: Dossie Marrone
Sent: Wednesday, February 11, 2026 10:23 AM
To: CouncilQuasiBox
Subject: Fw: Opposition to Magnolia Court Hotel & Condo Complex-Rezoning (REZ 25-48)
Attachments: 2026-02-10TampaCityCouncil-signed.pdf

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

Please note this email is public record.

From: david.b.ezell@gmail.com <david.b.ezell@gmail.com>
Sent: Tuesday, February 10, 2026 8:25:32 PM
To: Bill Carlson <Bill.Carlson@tampagov.net>
Cc: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Opposition to Magnolia Court Hotel & Condo Complex-Rezoning (REZ 25-48)

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

Report Suspicious

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

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.

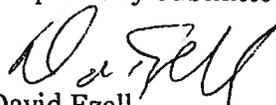
What is most alarming is that parking, traffic, and pedestrian safety are already at risk, and have been getting worse for several years. Of note is the intersection visibility at Bay Street and Magnolia Avenue, as well as the need for improvements – possibly a traffic signal - at the intersection of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

Tonia Wilcox

From: Dossie Marrone
Sent: Wednesday, February 11, 2026 10:24 AM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] Rezoning on Swann Ave in Hyde Park Historic District

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

Please note this email is public record.

From: Veronica Ten Kate <veronicatenkate@gmail.com>
Sent: Tuesday, February 10, 2026 8:17:33 PM
To: Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; TampaCityCouncil <TampaCityCouncil@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] Rezoning on Swann Ave in Hyde Park Historic District

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

[Report Suspicious](#)

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: Naya Young
Sent: Wednesday, February 11, 2026 10:42 AM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] DenyLandUseRequestTA/CPA 24-11 and REZ25-48

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

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

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: heather laszlo <heatherlaszlo@gmail.com>
Sent: Wednesday, February 11, 2026 10:56 AM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox; Sally Dee
Subject: [EXTERNAL] Vote yes - CPA 24-11, REZ 25-48, VAC 25-08

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Members of City Council,

My name is Heather Laszlo, and I live in the Historic Hyde Park neighborhood at [1803 W. Hills Avenue, Tampa, FL 33606](#). I am writing to share my support for the Magnolia Hotel project (CPA 24-11, REZ 25-48, VAC 25-08).

I recognize that change is never easy, but it is sometimes both necessary and positive when done thoughtfully. In my view, this project reflects exactly that kind of careful change. The design demonstrates real sensitivity to the historic district by staggering its height, preserving important historic elements, and incorporating landscaping and architecture that will add long-term value to the neighborhood.

This location makes sense for a hotel use. A residential "live local" housing project at 200ft could be built here by right, which would place significant additional strain on our already congested school-hour traffic. A hotel, on the other hand, does not exacerbate peak traffic, and it brings a use that benefits both the neighborhood and the broader city. Its proximity to the University of Tampa, Tampa General Hospital, and Downtown makes it not only practical but truly needed.

Importantly, Magnolia Court Hotel is not requesting a parking waiver—a rarity for a project of this size—which reflects a responsible approach to planning. Similarly, the placement of the back-of-house operations and loading on Bay Street is a realistic and appropriate choice, minimizing impacts where possible while ensuring the project functions well.

Thank you,

Heather Laszlo

Tonia Wilcox

From: Sally Dee <sdee@playbookpublicrelations.com>
Sent: Wednesday, February 11, 2026 11:21 AM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox
Cc: Addie Clark
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - vote yes!
Attachments: Letter of Support-Magnolia Hotel & Residences (1).pdf

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi there,

Please put the attached letter of support from Santiago Corrado, President and CEO of Visit Tampa Bay on the record as supporting the Magnolia Court Hotel and Residences.

Thank you,

Sally

--

Sally Dee, MBA

Principal, Playbook Public Relations
(813) 789-7122 | [Playbook's Website](#)





October 27, 2025

To Whom it May Concern:

On behalf of Visit Tampa Bay, I want to express support for the Magnolia Hotel & Residences in Hyde Park.

While we understand that feedback from surrounding neighbors has been mixed, it's encouraging to see a steady increase in community support as more residents learn about the project's quality, design, and benefits. The Magnolia Hotel will transform an under-utilized site into a walkable, mixed-use destination that will enhance the historic character of Hyde Park.

This project brings multiple community benefits, including upgraded stormwater systems, improved streetscapes, enhanced neighborhood safety, and new hospitality options that will support local retail and dining establishments year-round.

Copperline Partners - recognized for their acclaimed Brazilian Court in Palm Beach have a proven record of developing elegant properties that complement their surroundings and elevate their communities.

Visit Tampa Bay respectfully encourages your support of this project and appreciates your continued leadership in promoting responsible development that benefits both residents and visitors.

Sincerely,

Santiago C. Corrada
President & Chief Executive Officer
Visit Tampa Bay

201 North Franklin Street
Suite 2900
Tampa, FL 33602

☎ 813.223.1111
f 813.229.6616
VisitTampaBay.com



Tonia Wilcox

From: Sally Dee <sdee@playbookpublicrelations.com>
Sent: Wednesday, February 11, 2026 11:30 AM
To: CouncilQuasiBox; CityCouncilStaff
Cc: Addie Clark
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi there,

I wanted to make sure this email of support from Ken Ward an attorney who is a direct neighbor to the proposed Magnolia Court Hotel is on the record as supporting CPA 24-11, REZ 25-48, VAC 25-08.

Thank,

Sally

From: Ken Ward <ken@ward-mitchell.com>
Sent: Thursday, January 15, 2026 3:49 PM
To: councilQuasiBox@tampagov.net; LandUseForwarding2 <LandUseForwarding2@gardnerbrewer.com>
Cc: Land Use <landuse@gardnerbrewer.com>
Subject: application# REZ-25-0000048

Dear council members,

I am the owner of the property located at 701 bayshore directly across the street from the subject parcels.

While I recognize the construction of the proposed project will be noisy, dusty and perhaps disturbing at times, I am in support of the proposed rezoning.

Sincerely

Ken Ward
ken@ward-mitchell.com
(813) 251-4188 telephone
(813) 254-9462 facsimile

701 Bayshore Boulevard
Tampa, Florida 33606



This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system.

--

Sally Dee, MBA

Principal, Playbook Public Relations

(813) 789-7122 | [Playbook's Website](#)



Tonia Wilcox

From: Sally Dee <sdee@playbookpublicrelations.com>
Sent: Wednesday, February 11, 2026 11:44 AM
To: CouncilQuasiBox; CityCouncilStaff; TampaCityCouncil
Cc: Addie Clark
Subject: [EXTERNAL] Letter of Support for CPA 24-11, REZ 25-48, VAC 25-08
Attachments: Jonathan Stanton-Letter of Support Magnolia.pdf

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi there,

I wanted to ensure the attached letter of support for the Magnolia Court Hotel and Residences (CPA 24-11, REZ 25-48, VAC 25-08) from Jonathan Stanton was entered into the record.

Thank you,

Sally

--

Sally Dee, MBA

Principal, Playbook Public Relations
(813) 789-7122 | [Playbook's Website](#)





November 5th, 2025

City of Tampa Planning & Development Department
306 E. Jackson St, 3rd Floor East, Tampa, FL 33602

Letter of Support for Magnolia Hotel & Residences Project – Hyde Park, Tampa

Dear Members of the City of Tampa Planning & Development Department,

My name is Johnathan Stanton, and I serve as the Manager of Trouble Creek Road Development, a property owner and investor in the City of Tampa. Trouble Creek Road owns and manages several properties within the city limits, including 302 S 56th Street and 5509 E Washington Street. We are committed to supporting projects that contribute to Tampa's economic growth, livability, and long-term development.

We are writing to express our strong support for the Magnolia Hotel & Residences proposed by Copperline Partners in the Hyde Park neighborhood. This project reflects the kind of high-quality, thoughtfully designed development that strengthens the city's core while maintaining the area's distinctive character. The combination of hospitality and residential elements will enhance Hyde Park's appeal, attract visitors, create local jobs, and stimulate additional investment in the surrounding area.

Copperline Partners has demonstrated a proven ability to deliver well-integrated projects that complement existing neighborhoods and add lasting value to the community. We believe the Magnolia Hotel & Residences will do just that—blending modern amenities with the character and charm that make Hyde Park one of Tampa's most desirable districts.

As a Tampa-area landowner and developer, we understand the importance of projects that drive positive growth while maintaining community harmony. We believe this project achieves that balance and will serve as a catalyst for further enhancement in the Hyde Park area. We express our strong support and encourage the City to move forward with approval of the Magnolia Hotel & Residences project.

Sincerely,

Johnathan Stanton, Manager
Trouble Creek Road, LLC

Tonia Wilcox

From: ngranda@aol.com
Sent: Wednesday, February 11, 2026 11:49 AM
To: TampaCityCouncil
Subject: [EXTERNAL] New Hyde Park Development proposal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Too often neighborhoods have been sacrificed at the expense of development. We have an opportunity to say NO to such a proposal in Hyde Park. This proposed development will substantially impact the character of the community as well as impact traffic and add additional strain to infrastructure.

Vote NO to the following:

Change to CPA (TA/CPA 24-11): changes land use from R-35 (light commercial and offices, single and small multi-family residences) to CMU-35, which allows significantly increased density for a variety of commercial uses (hotels, restaurants, gyms, retail, etc.). IF THIS CHANGE IS NOT APPROVED, THE PROPOSAL CANNOT PROCEED TO REZONING. The Planning Commission Staff and commissioners and ARC Staff have deemed this change INCONSISTENT.

Proposed Rezoning Change (REZ 25-48): to "Planned Development" (PD), allows for numerous exceptions and variances, and this proposal has many. It is INCONSISTENT with the area and INCONSISTENT with the Hyde Park Historic Guidelines in height, mass, density and scale. The design renderings are not part of rezoning, are used to illustrate mass and scale, and can be changed entirely by the developer.

Thank you.

Nancy Granda
Tampa 33629

Tonia Wilcox

From: Julia Zui <dev@zhukdev.com>
Sent: Wednesday, February 11, 2026 11:59 AM
To: CouncilQuasiBox; Eric Cotton
Subject: [EXTERNAL] Fwd: Inquiry Regarding Setback Variance – Garage Expansion

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Good afternoon, City of Tampa

We are seeking guidance regarding a potential setback variance for the following property:

4802 Culbreath Isles Road, Tampa, FL 33629
Zoning: RS-100

The owner is proposing to extend/rebuild an existing garage. Based on our review and recent comments, the proposed garage door location provides approximately 10 feet from the street property line, while the zoning code requires a 15-foot vehicular entrance setback.

Due to existing site constraints, meeting the full 15-foot setback significantly limits the functional size of the garage. We would like to confirm whether a setback variance may be pursued for this condition and request guidance on the appropriate application type and process.

Please let us know if additional information or a preliminary site plan is needed for this determination.

Thank you for your time and assistance.

--

Julia Zui.

Director of Operations | Eli Mason Construction LLC
Zhukovskyi Developments

 (813) 394-9159 |  dev@zhukdev.com

LinkedIn: www.linkedin.com/in/mariacfacruz/

--

Julia Zui.

Director of Operations | Eli Mason Construction LLC
Zhukovskyi Developments

☎ (813) 394-9159 | ✉ dev@zhukdev.com
LinkedIn: www.linkedin.com/in/mariacfcruz/

Carlee Parker
1510 West Carmen, St
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.

The voices of younger community members must be heard. I support smart development in Tampa. This project delivers much-needed public amenities to a predominantly private area. The developers have demonstrated responsiveness by adjusting the project in response to public concerns. We deserve a space like this along Bayshore.

Please approve this project.

Thank you,

Carlee Parker

Tonia Wilcox

From: Sonja Parker <parkersjac@icloud.com>
Sent: Wednesday, February 11, 2026 12:42 PM
To: CouncilQuasiBox
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes
Attachments: Carlee Parker - Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes.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,

]

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Wednesday, February 11, 2026 1:38 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Save TRA

From: Orië Byars <oriebyars@gmail.com>
Sent: Wednesday, February 11, 2026 11:47 AM
To: Charlie Miranda <Charlie.Miranda@tampagov.net>
Subject: [EXTERNAL] Save TRA

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Orie Byars
2917 W San Isidro St
Tampa, FL 33629
813-240-6656
oriebyars@gmail.com

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

Dear Mr. Miranda,

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 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.

I 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,
Orie Byars
Student TRA

Tonia Wilcox

From: Sally Dee <sdee@playbookpublicrelations.com>
Sent: Wednesday, February 11, 2026 2:43 PM
To: TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox
Cc: Addie Clark
Subject: [EXTERNAL] Fwd: FW: Letters of support
Attachments: Tampa General Hospital - Letter of Support.pdf; TGH - Letter of Support.pdf

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi there,

Please put these two letters of support for Magnolia Court Hotel CPA 24-11, REZ 25-48, VAC 25-08 from TGH CEO John Courtis and SVP Jennifer Crabtree at TGH on the record.

Thank,

Sally

From: Murman, Sandra <smurman@shumakeradvisors.com>
Sent: Wednesday, February 11, 2026 2:15 PM
To: Truett Gardner <tgardner@gardnerbrewer.com>; Addie Clark <aclark@gardnerbrewer.com>
Subject: FW: Letters of support

Here are the letters- I asked them to send them directly to council members but they sent to us instead.

Sandy

Sandra Murman | Bio
Executive Vice President and Principal Local Practice
Direct 813.676.7276
Email smurman@shumakeradvisors.com

Shumaker

Bank of America Plaza, Suite 2800
101 East Kennedy Boulevard

Tampa, FL 33602

Confidentiality Statement: This electronic message contains information from the law firm of Shumaker, Loop & Kendrick, LLP, and may be 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 message is prohibited. If you have received this electronic message in error, please notify the sender immediately by reply e-mail or telephone 800.444.6659.

From: Crabtree, Jennifer <jcrabtree@tgh.org>
Sent: Wednesday, February 11, 2026 12:13 PM
To: Sandra Murman <smurman@shumakeradvisors.com>
Cc: Sheldon, Kaitlin <ksheldon@tgh.org>
Subject: Re: Letters of support

Yes - Kaitlin per our call can you send those letter to sandy (cc'd)?

On Feb 11, 2026, at 11:53 AM, Murman, Sandra <smurman@shumakeradvisors.com> wrote:

WARNING: This email came from an external source outside of Tampa General Hospital.
DO NOT CLICK on links or attachments from unsolicited senders that you don't recognize or trust.
NEVER provide your account ID and password.

Hi Jen- you can send the letters to me or –

Letters of support can be sent to the following email addresses: tampacitycouncil@tampagov.net, citycouncilstaff@tampagov.net, councilquasibox@tampagov.net

The subject line of the email can be something like "Support for CPA 24-11, REZ 25-48, and VAC 25-08."

Thank you so much for your valuable assistance.

Best,

Sandy

Sandra Murman | [Bio](#)
Executive Vice President and Principal Local Practice
Direct 813.676.7276
Email smurman@shumakeradvisors.com

Shumaker

Bank of America Plaza, Suite 2800
101 East Kennedy Boulevard
Tampa, FL 33602

Confidentiality Statement: This electronic message contains information from the law firm of Shumaker, Loop & Kendrick, LLP, and may be 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 message is prohibited. If you have received this electronic message in error, please notify the sender immediately by reply mail or telephone 800.444.6659.

--

Sally Dee, MBA
Principal, Playbook Public Relations
(813) 789-7122 | [Playbook's Website](#)





2/9/2026

City of Tampa City Council Members

Re: Letter of Support – CPA 24-11, REZ 25-48, VAC 25-08

City Council Members,

On behalf of Tampa General Hospital, I am writing in support of the Comprehensive Plan Amendment, Rezoning, and Vacating applications for the proposed hotel development generally located at 611 S. Magnolia Avenue, less than one mile – and just across the Davis Islands bridge - from our main campus. As one of the nation's top five transplant hospitals and Florida's leading academic medical center, Tampa General Hospital serves patients and families from across the state, the country, and around the world.

Each year, we welcome thousands of patients who require highly specialized and often long-term medical care, including organ transplantation, advanced cardiac services, and complex surgical procedures. These patients are frequently accompanied by family members and caregivers who must remain close to the hospital for extended periods of time, often under emotionally and stressful circumstances. Convenient and proximate lodging options are therefore not simply an amenity, but a critical component of the overall care experience.

The demand for hotel accommodations within close proximity to Tampa General Hospital continues to exceed the available supply, particularly during peak treatment periods and multi-day hospital stays. A new hotel at this proposed location would be ideal and would directly support our patients, their families, visiting physicians, medical professionals, and hospital partners by providing safe, accessible, and quality accommodations during times when proximity truly matters.

In addition to serving hospital-related needs, the proposed development would strengthen the surrounding area by supporting medical tourism, improving access for out-of-town visitors, and contributing to Tampa's growing healthcare and innovation ecosystem. The location at 611 S. Magnolia Avenue is especially well-suited for this use given its proximity to the hospital, downtown Tampa, and major transportation corridors.

For these reasons, Tampa General Hospital supports the development of additional hotel rooms near our campus and believes this project would provide a meaningful public benefit to the patients and families we serve, as well as to the broader Tampa community.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Jennifer Crabtree'.

Jennifer Crabtree

President, Tampa Medical & Research District ; SVP Tampa General Hospital
Tampa General Hospital



JOHN D. COURIS
PRESIDENT AND CEO

February 10, 2026

City of Tampa City Council Members
Re: Letter of Support – CPA 24-11, REZ 25-48, VAC 25-08

City Council Members,

On behalf of Tampa General Hospital, I am writing in support of the Comprehensive Plan Amendment, Rezoning, and Vacating applications for the proposed hotel development generally located at 611 S. Magnolia Avenue, less than one mile – and just across the Davis Islands bridge - from our main campus. As one of the nation's top five transplant hospitals and Florida's leading academic medical center, Tampa General Hospital serves patients and families from across the state, the country, and around the world.

Each year, we welcome thousands of patients who require highly specialized and often long-term medical care, including organ transplantation, advanced cardiac services, and complex surgical procedures. These patients are frequently accompanied by family members and caregivers who must remain close to the hospital for extended periods of time, often under emotionally and stressful circumstances. Convenient and proximate lodging options are therefore not simply an amenity, but a critical component of the overall care experience.

The demand for hotel accommodations within close proximity to Tampa General Hospital continues to exceed the available supply, particularly during peak treatment periods and multi-day hospital stays. A new hotel at this proposed location would be ideal and would directly support our patients, their families, visiting physicians, medical professionals, and hospital partners by providing safe, accessible, and quality accommodations during times when proximity truly matters.

In addition to serving hospital-related needs, the proposed development would strengthen the surrounding area by supporting medical tourism, improving access for out-of-town visitors, and contributing to Tampa's growing healthcare and innovation ecosystem. The location at 611 S. Magnolia Avenue is especially well-suited for this use given its proximity to the hospital, downtown Tampa, and major transportation corridors.

For these reasons, Tampa General Hospital supports the development of additional hotel rooms near our campus and believes this project would provide a meaningful public benefit to the patients and families we serve, as well as to the broader Tampa community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Couris'.

John Couris
President and CEO
Tampa General Hospital