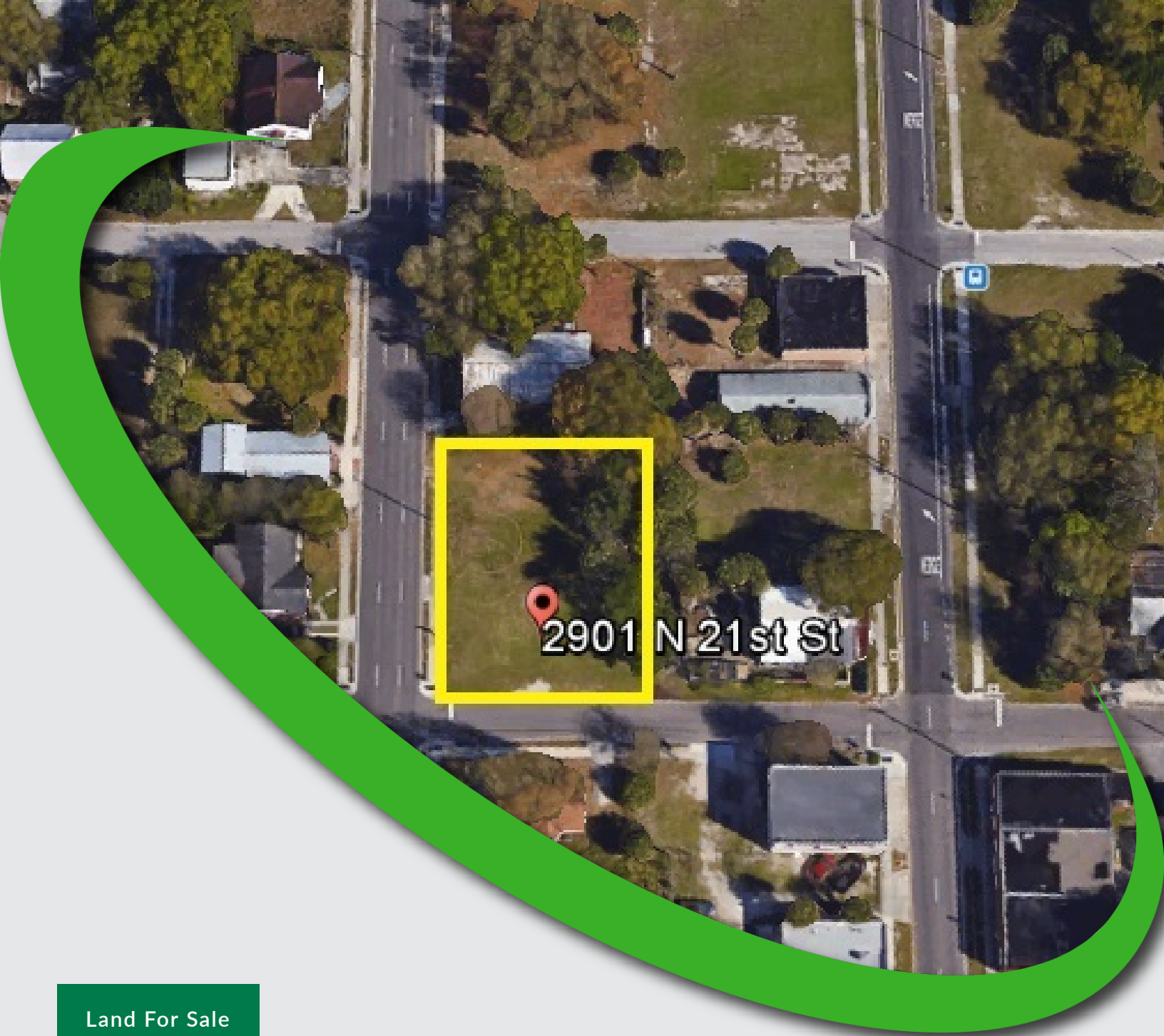




2901 N 21st St

Land For Sale

Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

For More Information:

813-254-6756 | EXT 44

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Executive Summary



OFFERING SUMMARY

Sale Price: \$100,000

Lot Size: 10,580 SF

Zoning: PD - Planned Development

Market: Tampa-St.
Petersburg-
Clearwater

Submarket: Ybor City

PROPERTY OVERVIEW

This vacant land parcel located in the Ybor City area, just north of Interstate 4, consists of three platted lots (2901, 2905, 2907 N. 21st Street) totaling 10,580 sf. The site is currently zoned PD - Planned Development for a 2400 sf professional office. There is a possibility of reverting the zoning back to three residential lots for alternative residential development.

LOCATION OVERVIEW

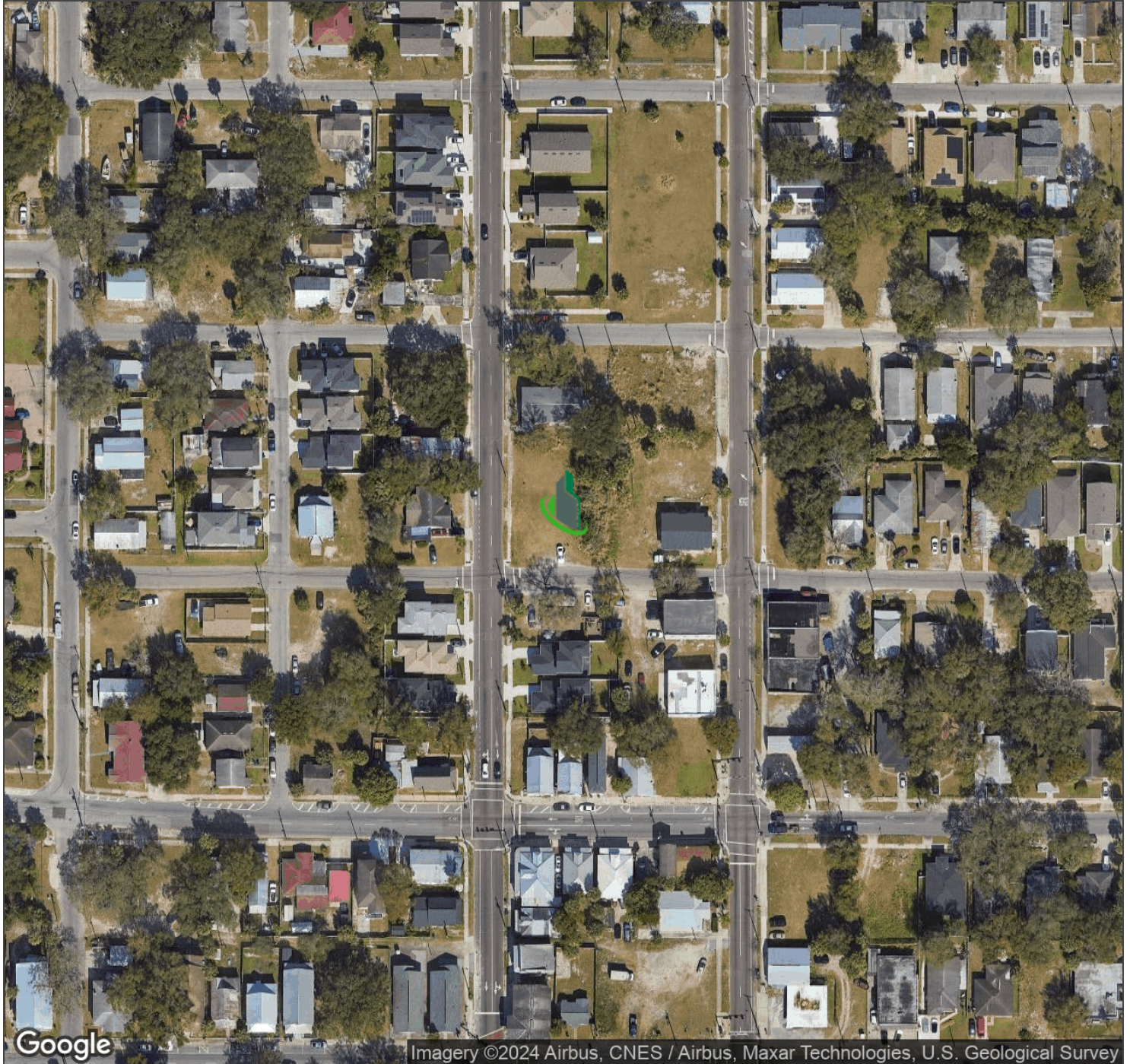
Centrally located in the Historic Ybor City area of Tampa, east of I-275 and north of I-4 and E. Columbus Drive with easy access to all surrounding areas of Tampa.



Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Aerial Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

3

For More Information:

813-254-6756 | EXT 44

Property Webpage: www.properties.baystreetcommercial.com/194688-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

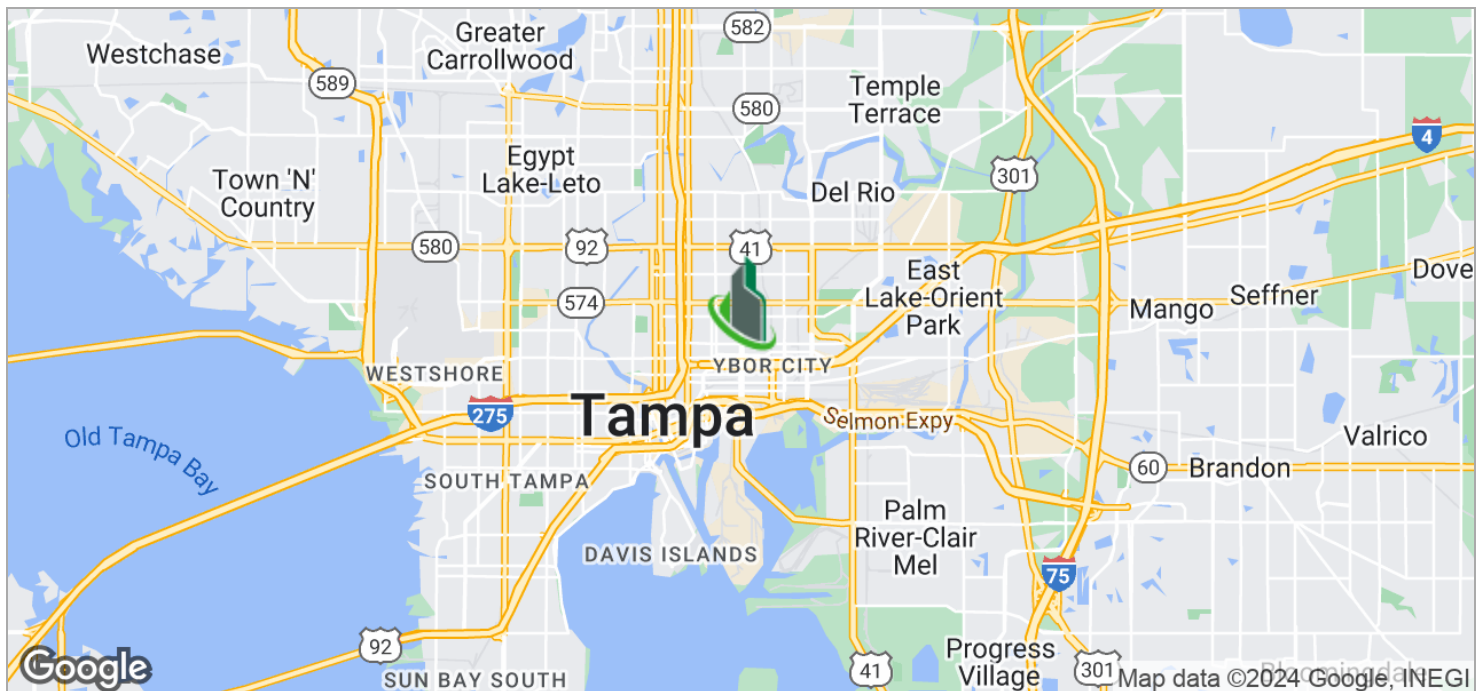
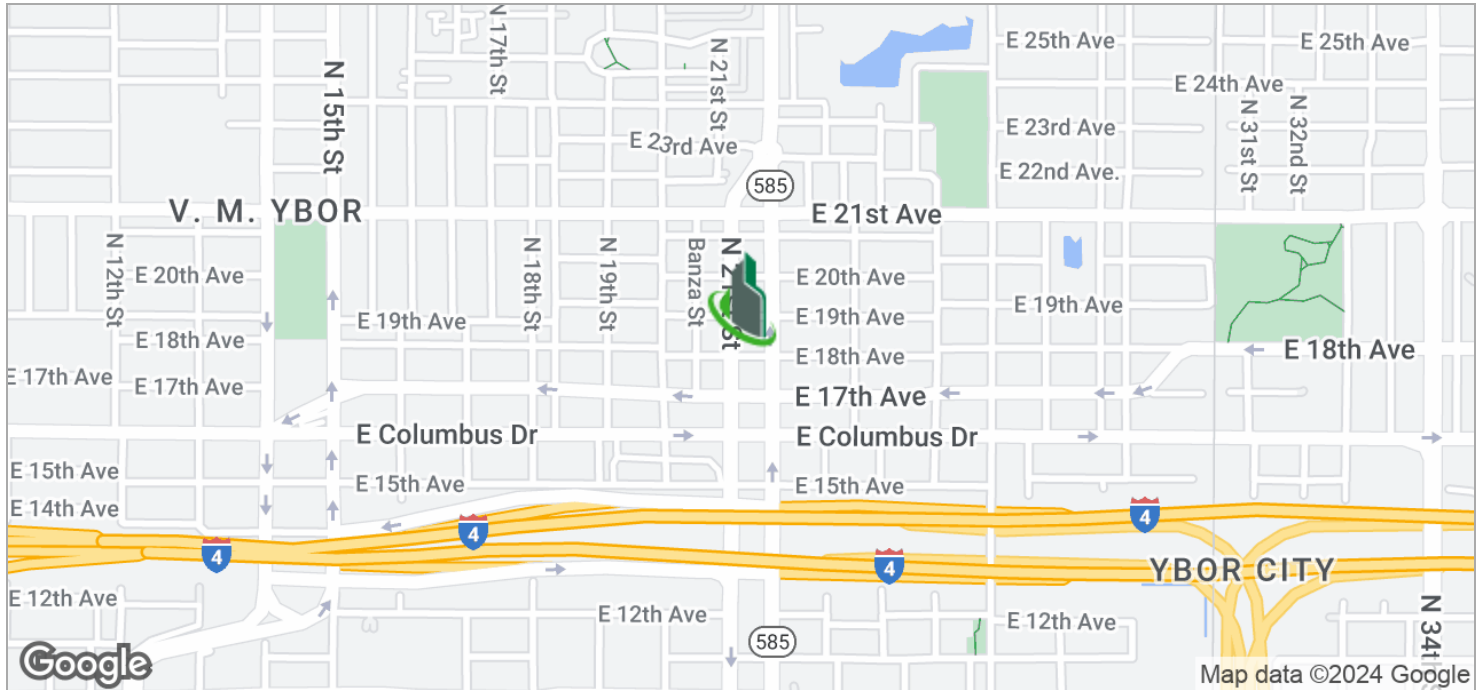




Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

4

For More Information:

813-254-6756 | EXT 44

Property Webpage: www.properties.baystreetcommercial.com/194688-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Site Plan

**REZONING FROM: RS-50
TO: PD**

TREE LEGEND

- EXISTING OAK TREE
- EXISTING CABBAGE PALM TREE
- EXISTING CHERRY LAUREL
- EXISTING TREE TO BE REMOVED

NOTES

- AREA, HEIGHT, BULK AND PLACEMENT OF BUILDING AS SHOWN ON PLAN.
- DEVELOPMENT SETBACK, BUFFER/SCREENING, HEIGHT, OPEN SPACE AS SHOWN ON PLAN.
- THE PROJECT TRAFFIC GENERATION WILL BE 25 ADT AND 3 AM PEAK HOUR & 3 PM PEAK HOUR TRIPS.
- PROJECT SERVED BY PUBLIC WATER AND WASTEWATER.
- DEVELOPMENT WILL MEET OPTD STANDARDS FOR LIGHTING.
- SITE APPEARS TO BE WITHIN FLOOD ZONE "C" ACCORDING TO THE FLOOD INSURANCE RATE MAP #120114 0202G, REVISED SEPTEMBER 20, 1992, FOR CITY OF TAMPA, FLORIDA.
- THE PROJECT SHALL COMPLY WITH CHAPTER 13, CITY OF TAMPA TREE AND LANDSCAPE ORDINANCE, STORMWATER MANAGEMENT REGULATIONS, SIGN ORDINANCE, SIDEWALK ORDINANCE, FIRE CODES APPLICABLE TO PROJECT AT TIME OF PERMITTING.
- DEVELOPER TO PROVIDE 1% RETENTION ON SITE FOR ENTIRE PROPERTY FOR WATER QUALITY AND STORMWATER CREDIT FOR ANY EXISTING IMPERVIOUS SURFACES PREPOST DEVELOPED 25-YEAR, 24 HOUR STORM FOR RETENTION, 5-YEAR, 24 HOUR OUTFALL RATE.
- CONSTRUCTION TYPE: TYPE V.
- DRIVEWAY TO HAVE 10' RADIUS AT ENTRY.
- PROJECT TO COMPLY WITH ALL TRANSPORTATION TECH. SITES.
- PLAN DEPICTS BUILDING FOOTPRINT SETBACK, ROOF OVERHANG, AWNINGS, EYES, BALCONY, OUTLETS AND ARCHITECTURAL FEATURES MAY ENDOUGH UP TO 7' INTO THE SETBACK.
- THE PROJECT WILL COMPLY WITH ARTICLE 6 & 10, CHAPTER 27, ZONING CODE, UNLESS OTHERWISE MARKED HEREIN.
- SOLID WASTE COLLECTION SERVICE WILL BE CURBSIDE.
- ALL REFUSE CARTS WILL BE STORED WITHIN CART ENCLOSURE ON NON-COLLECTION DAYS. THE CART ENCLOSURE WILL BE MADE COMPATIBLE WITH MATERIALS ON THE FRONT BUILDING WALL.
- PROJECT TO COMPLY WITH EAST TAMPA OVERLAY DISTRICT STANDARDS.

WAIVERS

- 6' FENCE WITH VINE VS. WALL FOR SOUTH SIDE SCREENING.
- COMMERCIAL ACCESS ON LOCAL RESIDENTIAL STREET AND ALLEY.
- 12' TWO WAY ENTRY DRIVE AISLE VS. 20' REQUIRED.
- 3' BUFFER AND 6' FENCE W/ VINE ON SOUTH SIDE VS. 15' BUFFER AND 6' BLOCK WALL.
- 5' ROW BUFFER VS. 8' REQUIRED.

SITE DATA

AREA: 3,610 S.F. (0.08 AC.)
LAND USE PLAN: RES-20
PERMITTED USES: OFFICE/COMMERCIAL/PERSONAL SERVICES (EXCLUDING CONV. STORE, LIQUOR SALES, BANK, MEDICAL OFFICE)
INTENSITY: 750 S.F. BUILDING (FAR 0.21)
PARKING: 4 SHOWN, 4 REQUIRED
IMPER. SURF.: 2,373 S.F. (65%)
GREEN SPACE: 1,237 S.F.
MAX. HEIGHT: 25 FT. (1 STORY)

VICINITY MAP

LEGAL DESCRIPTION

LOT 2, BLOCK 13, BANZA BANZA SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 68, HILLSBOROUGH COUNTY RECORDS, HILLSBOROUGH COUNTY, FLORIDA.
FOLIO: 187718.0000

**CITY OF TAMPA
TREE TABLES FOR CREDIT & DEBIT**

Diameter (inches)	# Retained on Site	Multiples for Credit	Credit
5" to 7"	0	0	0
8" to 12"	1	1	1
13" to 18"	0	2	0
20" to 25"	1	4	4
30" or More	0	10	0
All Poles	4	1	4
Total	5		5

Diameter (inches)	# Retained on Site	Multiples for Debit	Debit
5" to 7"	0	0	0
8" to 12"	0	1	0
13" to 18"	0	2	0
20" to 25"	0	4	0
30" or More	0	10	0
All Poles	0	1	0
Total	0		0

V.I.A. Sheet Footage requirement: 1/400 feet = 4
V.I.A. Square Footage requirement: 1/1,500 s.f. = 3
Debit for trees removed: 0
Credit for trees to remain: 5
TOTAL TREES TO BE PLANTED: 5

OWNER: CIGAR CITY INV. CO.
DEVELOPER: CIGAR CITY INV. CO.
REPRESENTATIVE: MARK BENTLEY, ESQ.
PLANNER: JIM STUTZMAN, AICP

3314 Henderson Blvd.
Suite 108
Tampa, FL 33609
Phone: 813-831-6600
Fax: 813-831-2386

GENERAL SITE PLAN

2811 N. 21ST STREET
TAMPA, FLORIDA

PROJECT NO.: 07002
FIELD BOOK NO.:
DATE: 01.09.07
SCALE: 1" = 20'
SHEET: 1 OF 1

Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

5

For More Information:

813-254-6756 | EXT 44

Property Webpage: www.properties.baystreetcommercial.com/194688-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

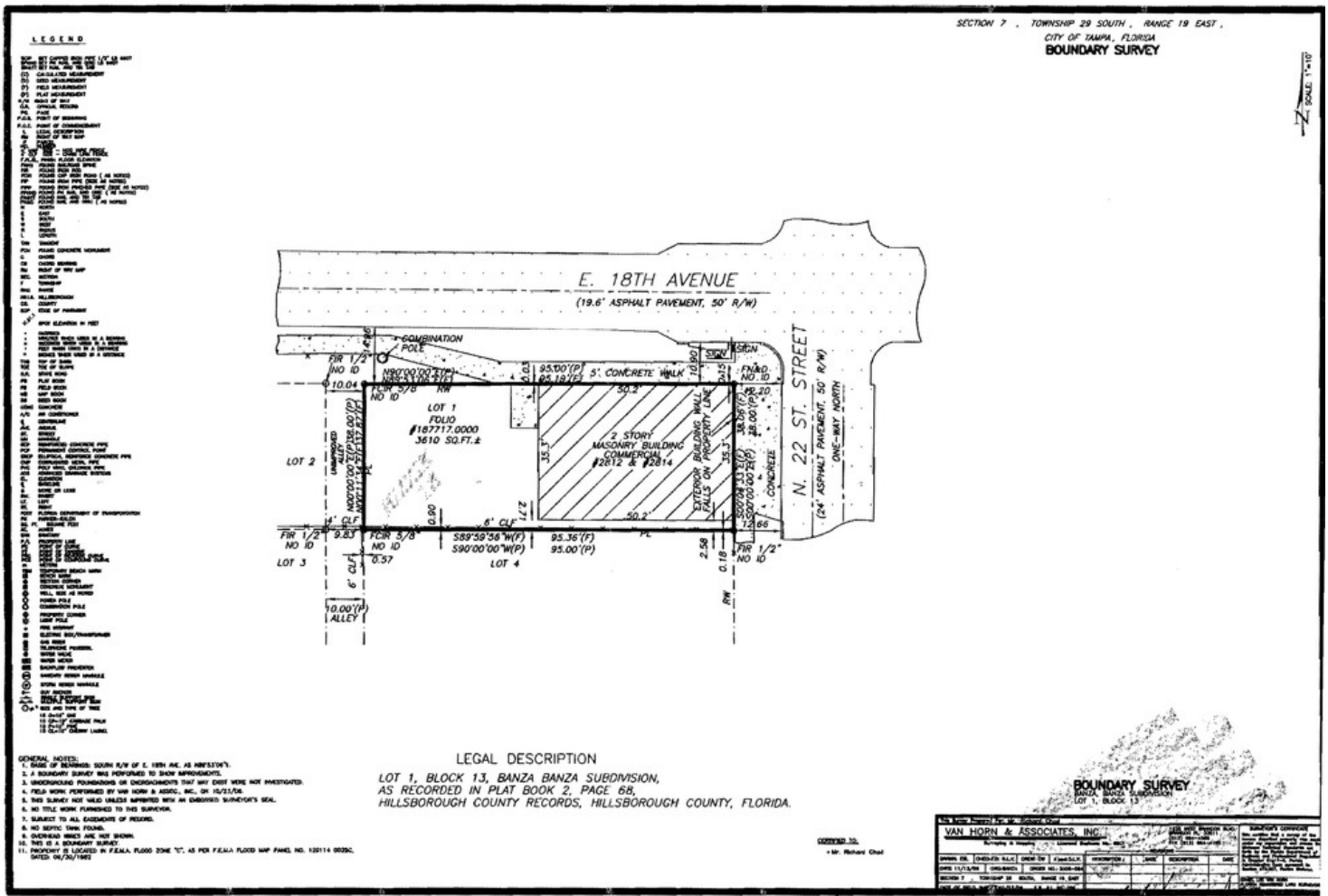
Scott Shimberg | scott@baystreetcommercial.com



Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Survey



For More Information:

813-254-6756 | EXT 44

Property Webpage: www.properties.baystreetcommercial.com/194688-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

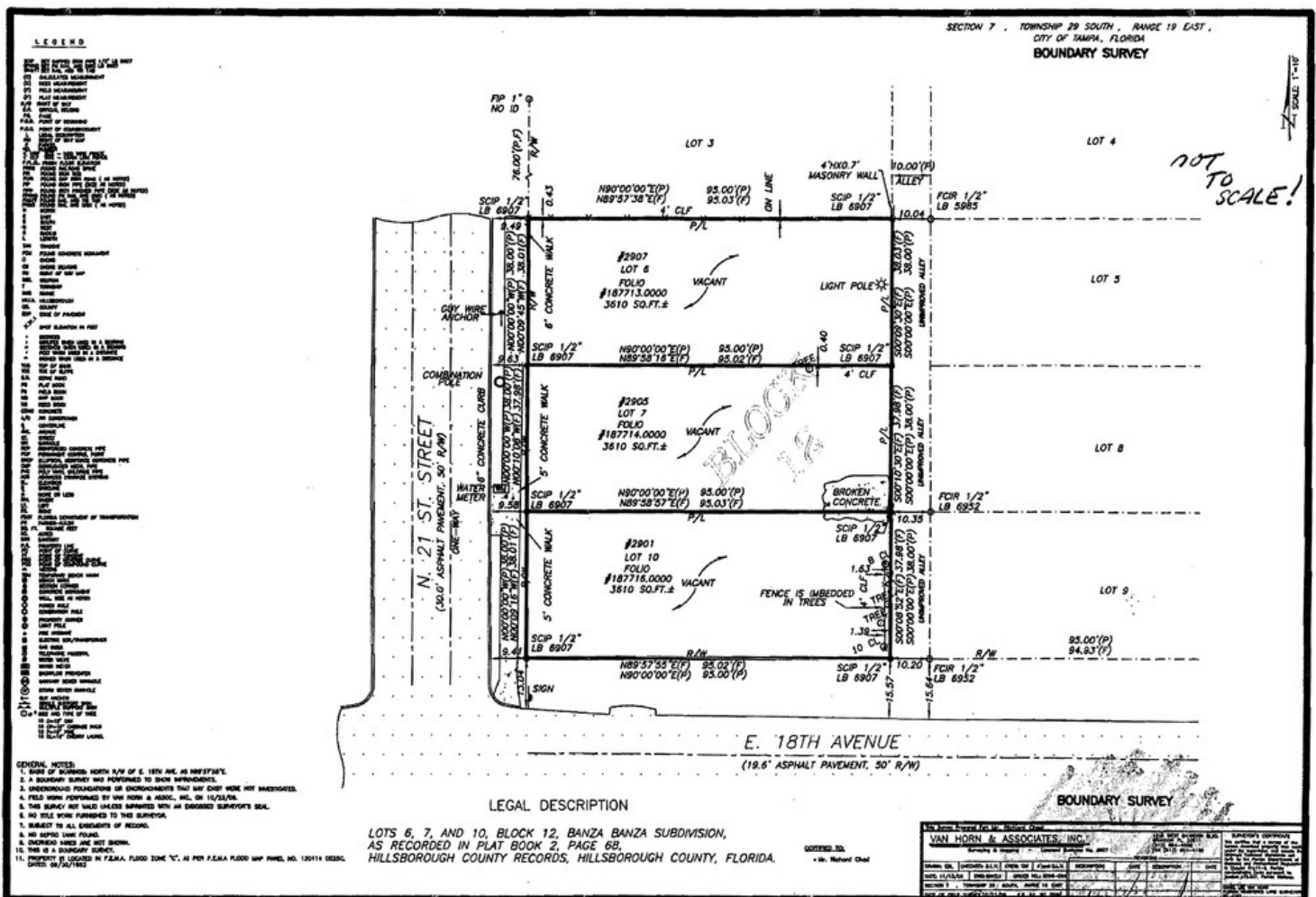
Scott Shimberg | scott@baystreetcommercial.com



Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Survey



For More Information:

813-254-6756 | EXT 44

Property Webpage: www.properties.baystreetcommercial.com/194688-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

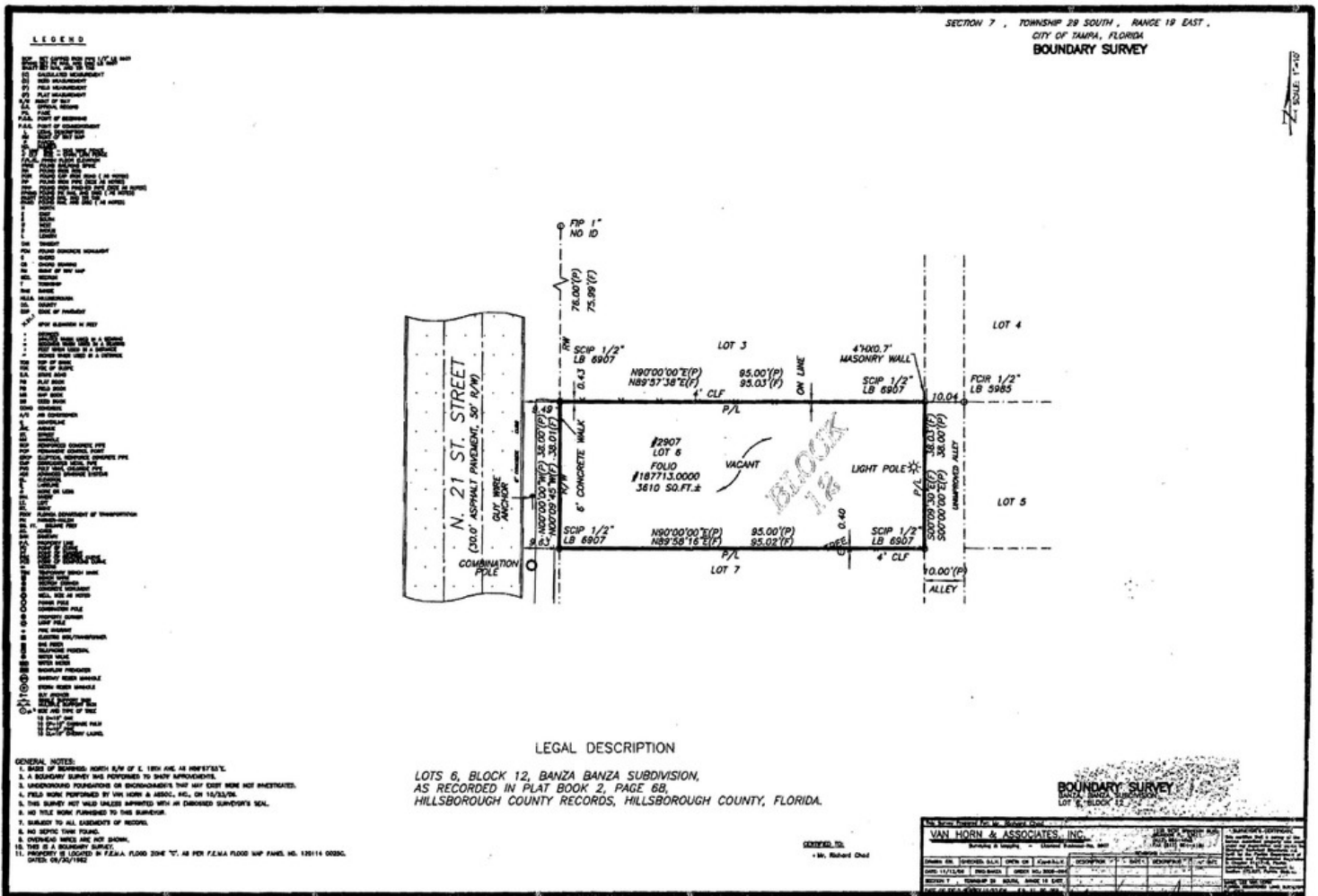
Scott Shimberg | scott@baystreetcommercial.com



Ybor City Area Vacant Land

2901 N 21st St, Tampa, FL 33605

Survey



For More Information:

813-254-6756 | EXT 44

Property Webpage: www.properties.baystreetcommercial.com/194688-sale

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

