



The property offered for sale is the Sunshine State Garage property along with other adjacent properties owned by the Mary C Castellano Family Limited Partnership who built and operated the body shop which closed in February 2020 after 70 years in business. After the Castellano family closed the Sunshine State Garage body shop the property has been leased on a short-term basis to a tenant in the towing and auto body repair business. Located just four blocks south of State Road 60 and Ybor City across from Port Tampa Bay, at the intersection of North 22<sup>nd</sup> Street and Durham Street in the Palmetto Beach Historic District, the property features excellent visibility and access to the Port, Ybor City, the Channel District and the interstate highway system via the intersection at 22<sup>nd</sup> Street and I-4. Situated in an area of rapid re-development, the property is just east of the recently approved Ybor Harbor Development and the Gas Worx site.

The property is just south of the Selmon Expressway and abuts the off ramp into the Port of Tampa from I-4.

***For additional information, please call:***

Jim Jacob 813-245-7717 or Joe Jacob 813-758-5282  
or Zack Jacob 813-258-3200



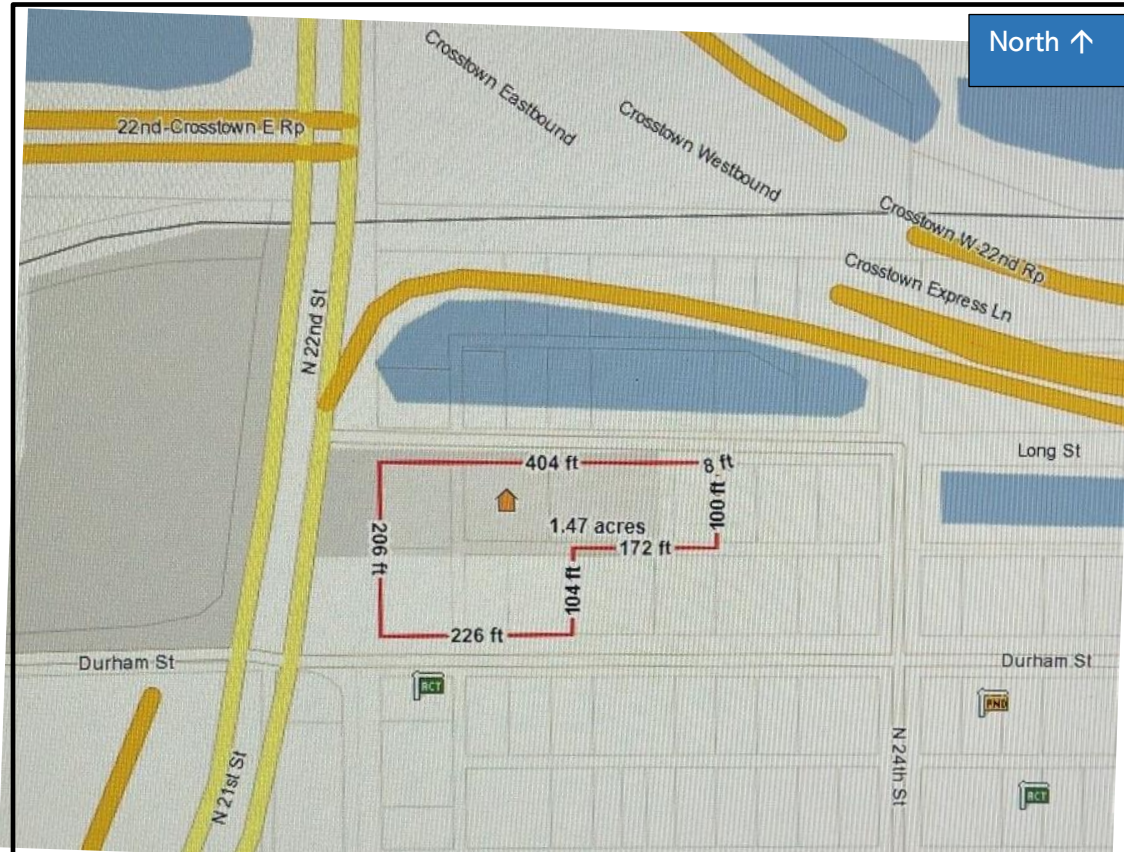
**For Sale**

**1.52 Acres ±, Commercial Site**

**401 – 407 North 22<sup>nd</sup> Street, Tampa, Florida 33605**

**Castellano Family - Sunshine State Garage Property**

**Local Map**



↑ Dimensions and area figures are approximate and include some platted rights of way

↓ The property include six separate parcel folio numbers which are shown below that are abutting.



- Site Folio Numbers**
- 190418.0000
  - 190419.0000
  - 190420.0000
  - 190421.0000
  - 190422.0000
  - 190423.0000

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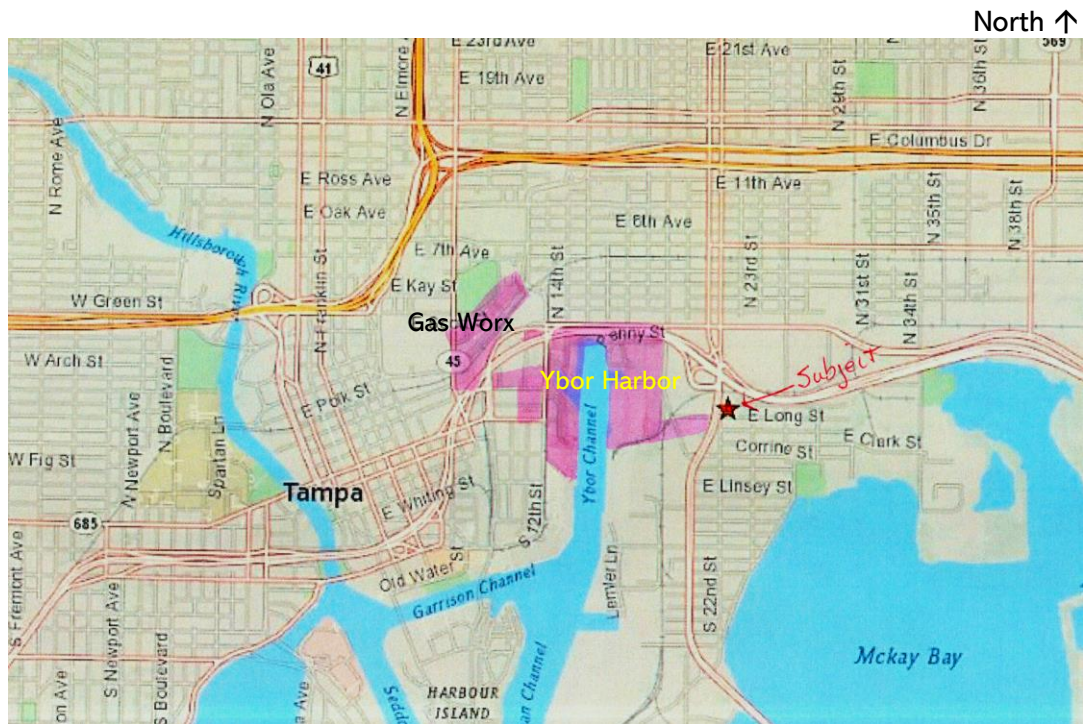
**For Sale**

**1.32 Acres ±, Commercial Site**

**401 – 407 North 22<sup>nd</sup> Street, Tampa, Florida 33605**

**Castellano Family - Sunshine State Garage Property**

**Area Map**



**Building Area:** The property features several structures, three of which are classified as contributing structures in the Palmetto Beach Historic District which was created in 2016: the Body Shop located at 407 N. 22<sup>nd</sup> Street which is an art deco style building built in 1953 with 6,885 square feet under roof, the family home located at 401 N. 22<sup>nd</sup> Street at the signalized corner, which was built in 1955 and has 3,376 square feet under roof, and the frame Bungalow located at 2204 Durham Street, built in 1938 which has 1,568 square feet under roof. Total Area under roof is 11,829 square feet based upon the tax rolls.

**Land Area:** The property is in the East Tampa Subdivision Plat, Block 5 which was recorded in 1894, all in Section 20, Township 29 South, Range 18 East. With a total land area of 1.32 acres or 57,465 sq.ft. plus the abutting rights of way for the platted alley and Long Street on the north side of the block.

**Land Use:** The property has two different plan categories in the Imagine 2040 City of Tampa Land Use Plan: Residential - 10, which permits a maximum development density of 10 dwelling units per gross acre (du/ga) or commercial development with a floor area ratio (FAR) of .35 which includes 21,530 square feet, and Community Commercial – 35, which allows a maximum residential development density of 35 du/ga or a maximum commercial development density with an FAR of 2.0. The property appears to be a good candidate for a small plan amendment and rezoning making use of the provisions in the land use plan and City of Tampa Land Development Code.

**Zoning:** The property has a mix of City of Tampa zoning districts with the lot located at 2213 Long Street, the home located at 2204 Durham Street and the vacant lots located at 2206 Durham Street being zoned RS-50, Residential Single Family, with a 50 foot lot width. The RS-50 district provides areas for primarily low density, single-family detached dwellings similar to those provided for in the



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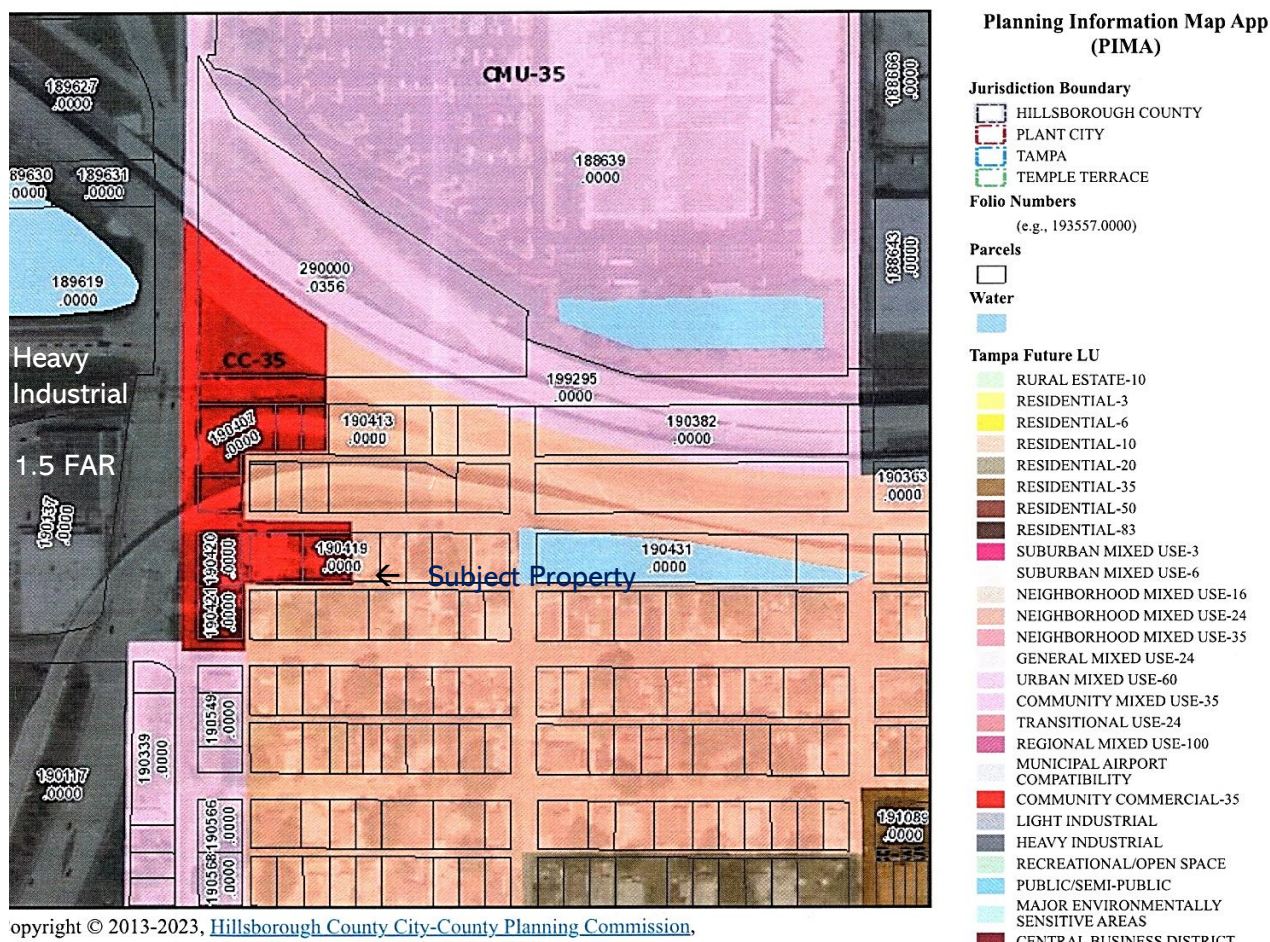
**Castellano Family - Sunshine State Garage Property**

RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller minimum lot size requirements. Minimum lot size is 5000 square feet, allowing 1 unit per 5000 (sq. ft.). Maximum height allowed is 35 feet.

The property located at 401 N. 22<sup>nd</sup> Street is zoned CI, Commercial Intensive, which zoning district provides areas for intense commercial activity, permitting heavy commercial and service uses. The minimum lot size is 10,000 square feet and the maximum FAR permitted is 1.0-1.5. Maximum height permitted is 45 feet. The City of Tampa land development regulations allow for variances or other means of increasing density which redevelopment of the site would warrant further inquiry.

The Body Shop and adjacent vehicle storage yard properties located at 407 N. 22<sup>nd</sup> Street and 2211 Long Street are zoned PD, Planned Development. The City Ordinance No. 93-89, rescinded by No. 93-108 with site plan Z93-18; this ordinance also rezoned the 410 22<sup>nd</sup> Street property to CI, Commercial Intensive.

**Imagine 2040 City of Tampa Land Use Plan Map:**



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**For additional information, please call:**

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or Zack Jacob 813-258-3200**

JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

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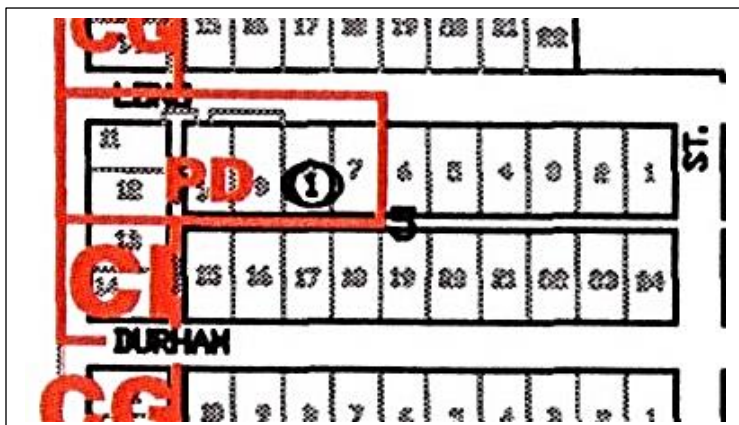
**For Sale**

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**City of Tampa Zoning Map:**



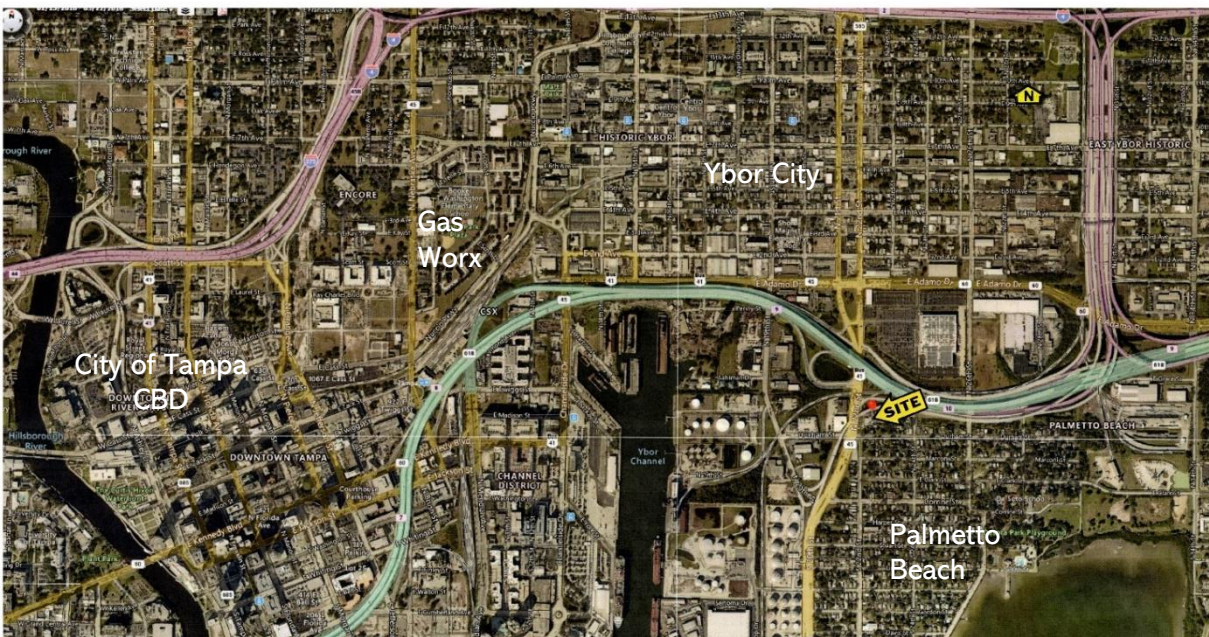
**Palmetto Beach Historic District Map:**



**Area**

**Description:**

We believe that this offering is an excellent opportunity for a developer to purchase 1.33 acres in the Ybor City/Palmetto Beach neighborhood or assembling additional properties toward the east end of Block 5. The Long Street right of way abuts the Selmon Expressway Right of Way to the north. The site has great visibility with approximately 207' of frontage along N. 22<sup>nd</sup> Street. The Selmon Crosstown Expressway is one of the main arterials stretching East – West across the City of Tampa and this property is within feet of the 22<sup>nd</sup> Street east and westbound on ramps. (6,950 VTD). The site is also near the highly trafficked intersection of Adamo Drive and N. 2 2<sup>nd</sup> Street (25,500 VTD). North 22<sup>nd</sup> Street is one of the most travelled roads in east Tampa with over 36,500 vehicles driving by this site per day. The subject property is located within close proximity to the ports and highways- Interstate-4 and Interstate-275, you'll have direct access to these travel arteries within minutes. You'll also be a very short commute to Downtown Tampa, the Channel District, Historic Ybor City and East Tampa.





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**Castellano Family - Sunshine State Garage Property**

**Flood Zone:** Zone AE with BFE of 11 ft within Areas of 100-year flood; base flood elevations and flood hazard factors determined. CID 120114 Panel #12057C0358J Published 10/07/2021 \*Primary flood hazard status area. Other flood hazard areas that occur on this property: AE with a BFE of 12 ft within Areas of 100-year flood; base flood elevations and flood hazard factors determined. CID 120114, Panel 12057C0358J Published 10/07/2021;

### National Flood Hazard Layer FIRMette



#### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

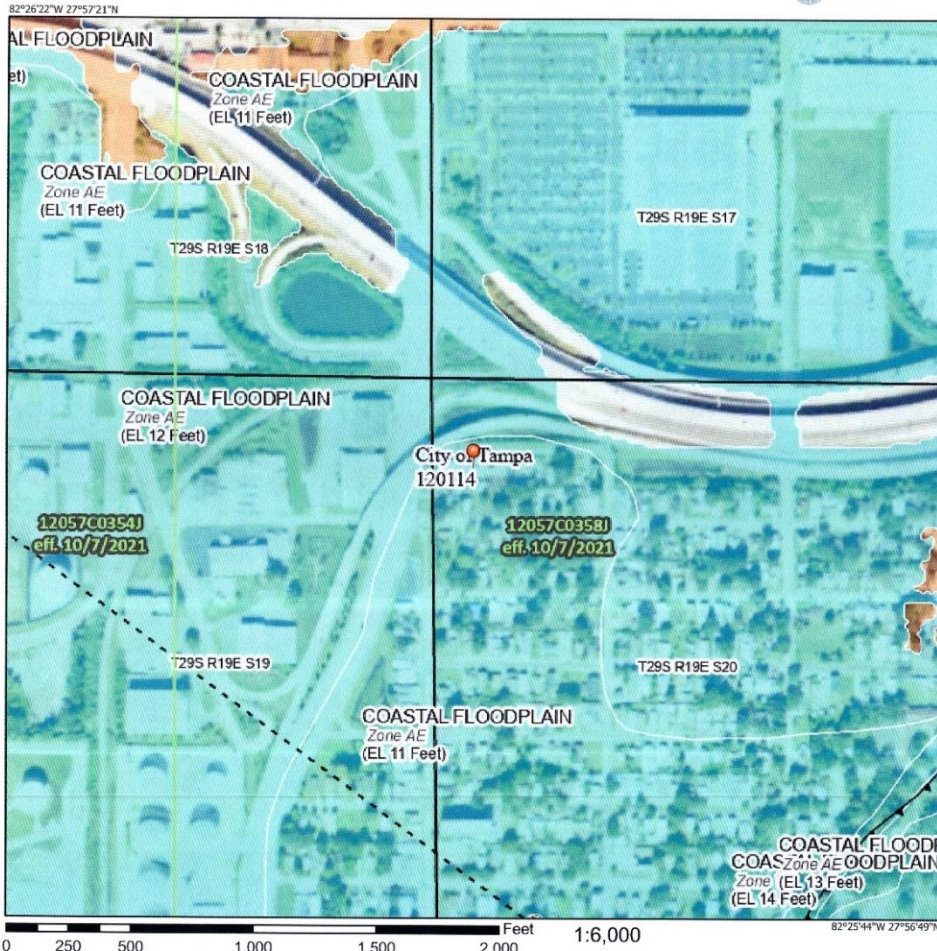
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/24/2024 at 10:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



### Tenants in Possession:

The home at 401 N 22<sup>nd</sup> Street is rented as is the garage apartment, and the Body shop is rented, so we require at least 48 hours advance notice to show the tenanted spaces.

### Asking Price:

This property offered is unpriced, however, with regard to pricing guidance, there have been recent sales in the immediate vicinity of the property for sites to be redeveloped which have sold for land prices on a \$ per square foot basis of between \$50.00 and \$75.00 per square foot, subject to obtaining entitlements from the City of Tampa. The sale of the property shall be subject to the acceptance of an offer by the Court Appointed Supervisor, James T. Burt, II, Esq. and approval of the Court in Case # 22-CA-004968, in the 13<sup>th</sup> Judicial Circuit, in and for Hillsborough County.

### For additional information, please call:

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**List of Parcels Offered – Exhibit A**

**Mary C. Castellano, LTD Titled Parcels:**

**190420-0000 (407 N. 22<sup>nd</sup> Street)**

Bldg.: 6,885 GSF/ 4,134 HSF

Lot: 18,117 SF

Dimensions: 202.5' x 95'

AYB: 1953

Use: Auto/ Garage

Zoned: PD – Planned Development

**190419-0000 (2211 Long Street)**

Lot: 14,250 SF

Dimensions: 150' x 95' Use: Vacant Land Zoned: PD

Use: Vehicle Salvage/Storage

Zoned: PD – Planned Development

**190418-0000 (2213 Long Street)**

Lot: 4,750 SF

Dimensions: 50' x 95' Use: Vacant Land Zoned: RS-50

DOR Use: Vacant Residential

Actual Use: Vehicle Salvage/Storage

Zoned: RS-50, Residential, Single-Family

**190423-0000 (2206 Durham Street)**

Lot: 7,125 SF

Dimensions: 75' x 95' Use: Vacant Land Zoned: RS-50

Use: Vacant Residential

Zoned: RS-50, Residential, Single-Family

**190422-0000 (2204 Durham Street)**

Bldg.: 1,568 GSF/ 1,344 HSF

Lot: 4,750 SF

Dimensions: 50' x 95'

AYB: 1983

Use: Residential

Zoned: RS-50, Residential, Single-Family

3BR/1BA

**Rosalind C. Covine, John B. Castellano and Sam Castellano as Tenants in Common**

**190421 -0000 (401 N. 22<sup>nd</sup> Street)**

Bldg.: 3,376 GSF/ 2,142 HSF

Lot: 8,712.50 SF

Dimensions: 102.5' x 85'

AYB: 1955

Use: Residential

Zoned: CI, Commercial Intensive

3BR/1BA

Rezoning Petition & Ordinance – Exhibit B

ORDINANCE NO. 93- 89

AN ORDINANCE REZONING PROPERTY IN THE GENERAL VICINITY OF 401 NORTH 22ND STREET, IN THE CITY OF TAMPA, FLORIDA, AND MORE PARTICULARLY DESCRIBED IN SECTION 1, FROM ZONING DISTRICT CLASSIFICATION(S) CG AND RS-50 TO PD AND CI; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a public hearing as required by law was held in City Council Chambers, Third Floor, City Hall, 315 East Kennedy Boulevard, in the City of Tampa, Florida, relating to the rezoning of the real estate described in Section 1 of this ordinance under the terms and provisions of Chapter 27, City of Tampa Code.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. That the Zoning District Classification upon the following described real estate, situate, lying and being in the City of Tampa, County of Hillsborough and State of Florida, more particularly described as follows:

LEGAL DESCRIPTION: For Proposed PD Zoning: Lot 7, LESS the East 16.40 feet and Lots 8 through 12, inclusive, Block 5, MAP OF EAST TAMPA, according to map or plat thereof, as recorded in Plat Book 1, Page 103, Public Records of Hillsborough County, Florida.

For Proposed CI Zoning: Lots 13 and 14, Block 5, MAP OF EAST TAMPA, according to map or plat thereof, as recorded in Plat Book 1, Page 103, Public Records of Hillsborough County, Florida,

which is presently zoned CG and RS-50 under City of Tampa Code Chapter 27, be changed to ZONING DISTRICT CLASSIFICATION PD and CI as set forth above, and as provided for in Chapter 27, City of Tampa Code, and that the zoning map be amended to reflect said change on the above-described legal description and all information shown thereof shall be as much a part of this ordinance as if such information set forth on said zoning map of the City of Tampa was all fully described and set out herein.

Section 2. That said Zoning District Classification is hereby amended and to be controlled by a site development plan dated 5/11/93, a copy of which is attached hereto and by reference made a part hereof as Exhibit A.

Section 3. That approval of this rezoning shall not release the Petitioner/Owner from meeting the requirements of the City of Tampa's Concurrency Management System Ordinance at the time of actual permitting and development of the rezoned site.

Section 4. That the approval of said rezoning shall not release the petitioner from meeting all other applicable sections of the City of Tampa Code, as such sections relate to the actual permitting and development of the rezoned site.

Section 5. That all ordinances in conflict herewith are repealed to the extent of any conflict.

Section 6. That if any part of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions, at the City of Tampa's election, shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately upon becoming a law.

293-18



PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA,  
FLORIDA ON JUN 17 1993

ATTEST:

Travis Henriquez  
CITY CLERK

Joe Greco  
CHAIRMAN, CITY COUNCIL

APPROVED by me on JUN 18 1993

PREPARED AND APPROVED BY:

Alan K. G...  
ASSISTANT CITY ATTORNEY

Sandra W. Freedman  
SANDRA W. FREEDMAN, MAYOR

Z93-18

