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From the Tampa Bay Business Journal:

<https://www.bizjournals.com/tampabay/news/2020/09/15/townhouses-on-single-family-lot-westshore-marina.html>

## Developer pitches plan to replace one single-family home with more than two dozen townhouses near Westshore Marina District

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A developer is proposing to convert a single-family home site near the Westshore Marina District into a 25-unit townhouse development.

An entity tied to Sefair Investments Inc. has filed plans with the city to build 25 attached townhouses on the 1.2-acre lot at 5100 S. Westshore Blvd. The plans require a rezoning approval from the city; a public hearing is set for Jan. 21, 2021.



JOHN SALDANA - TEMP  
5100 S Westshore Townhouses

The single-family home on the property has been there since 1948, according to Hillsborough County property records, and there are no records of any previous sales or ownership transfers. The property is about two blocks from the Westshore Marina District, a mixed-use development that includes luxury condominiums, townhouses, apartments and a retail village.

Rojo Architecture designed the townhouses. Dan Sefair, CEO of Sefair Investments, said closing on the land is contingent on the rezoning approval and that his contract prohibited him from disclosing the sales price.

"If we are successful, we will be closing in the first quarter of 2021," Sefair told the Tampa Bay Business Journal.

The townhouses will feature "creative floor plans," the developer wrote in public filings, "including garages on the first floor, living space on second and third floors and rooftop deck area." The units will range in size from 1,790 to 1,970 square feet, and they will be priced from the low to mid \$400,000s, Sefair said.

"This creative, architecturally designed proposal incorporates numerous design elements/features sought by upscale buyers in this market who desire to live in close proximity to this thriving corridor and urban services," the developer wrote.

The project is similar in nature to the nearby Shore House, which is also building luxury townhouses with a rooftop living space.



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