

3+ Acre Prime Commercial Tract

Port Charlotte, FL



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0 550ft

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PROPERTY FEATURES:

SITE OPPORTUNITY: 3.32 acre commercial tract located off of El Jobean Rd. (Hwy 776) next to the Tampa Bay Rays spring training facility, Charlotte Sports Park, in Charlotte County, Fl. The property is located within a main commercial corridor and is situated in an area geared for future growth.

LOCATION:

The property is located off of Hwy 776 at 2263 Peasley Street in Port Charlotte, Florida 33948. The property is within close proximity to the Port Charlotte Town Center Mall and Murdock Circle businesses and government facilities.

ZONING: The property is currently zoned commercial (OMI - office, medical & institutional). The OMI zoning allows a multitude of uses. The future land use is Mixed-Use.

SIZE & ROAD FRONTAGE: The commercial lot dimensions are 1157.28 ft. x 125 ft. with the majority of the property fronting on Peasley Street. The north side of the property fronts on Ester Ave.

ACCESS & VISIBILITY: The property has access from El Jobean (Hwy 776) from Torrence St. & Tea St. The AADT on Hwy 776 from Biscayne Dr. to Murdock Cir. In Aug. 2008 numbered 22,364. This number was done before the relocation of the Tampa Bay Rays to Charlotte Sports Park.

UTILITIES: All utilities are available. Central water & sewer are provided by Charlotte County Utilities.

LEGAL: ZZZ 144021 P1-1 or Parcel ID 402114251001

OWNER: Charlotte Sarasota Holdings, LLP

PRICE: \$686,942 or \$4.75 sqft.

Area Map



Future Land Use Map



- Purple – Commercial Corridor
- Orange – Mixed-Use
- Yellow – Low Density Residential
- Green - Preservation

OMI ZONING PER CHARLOTTE COUNTY

Sec. 3-9-39. Office, medical and institutional (OMI).

(a) *Intent.* The office, medical and institutional (OMI) district is intended for professional and business offices and institutional and cultural activities.

(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:

- (1) Professional and business offices.
- (2) Hospitals and nursing homes, but no such facility shall have a lot area less than two and one-half (2.5) acres.
- (3) Medical and dental clinics.
- (4) Art galleries, libraries, museums, community centers, publicly owned recreational facilities, and theaters for live stage productions.
- (5) Laboratories, class 3, provided central sewer is available.
- (6) Houses of worship, in accordance with section 3-9-80.1.
- (7) Elementary, middle and high schools.
- (8) Public parks, playgrounds and buildings.

- (9) Dance, art, music and photographic studios.
- (10) Funeral homes and crematoria.
- (11) Private clubs.
- (12) Animal hospitals, provided the boarding of animals occurs in completely enclosed buildings.
- (13) Child and adult day care facilities and group home facilities.
- (14) Adult congregate living facilities.
- (15) Helistop in conjunction with hospitals.
- (16) Emergency services.
- (17) Model homes, in compliance with section 3-9-87.
- (18) Multiple-family, two-family and single-family dwelling units excluding mobile homes.
- (c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district.
- (d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:
 - (1) Colleges and universities.
 - (2) Vocational, trade or business schools, provided all activities are conducted in completely enclosed buildings.
 - (3) Sanitariums.
 - (4) Detoxification centers, substance abuse centers and halfway houses which comply with state and federal regulations.
 - (5) Heliports or heli-stops.
 - (6) Essential services.
 - (7) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations. It is expressly intended by these regulations that any use permitted as a principal use or by special exception in another zoning district or districts which is not specially listed in this section is excluded by its omission and cannot be a special exception considered or approved by the board of zoning appeals as one permitted by reasonable implication and intent of the district.

(f) *Development standards.* The following development standards shall apply in this district:

Minimum lot requirements:

Area, square feet . . . 7,500

Width, feet . . . 80

Minimum yard requirements:

Front yard, feet . . . 25

Side yard:

Interior, half the building height but not less than seven and one-half (7 1/2) feet.

Abutting a road, half the building height but not less than fifteen (15) feet.

Rear yard:

Abutting another lot, half the building height but not less than fifteen (15) feet.

Abutting a road, feet . . . 25

Side and rear yard abutting water, minimum feet . . . 20

Maximum lot coverage, percent . . . 35

Maximum building height, sixty (60) feet (all buildings higher than 38 feet require special exception).

Maximum density units per acre . . . 10

If an OMI district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-98.

(g) *Signs.* Signs shall be in accordance with section 3-9-95.

(Minutes of 12-8-81, § 7; Res. No. 87-78, § 19, 5-19-87; Res. No. 87-254, § 21, 10-28-87; Ord. No. 89-34, § 13, 5-31-89; Ord. No. 91-08, §§ 1--3, 2-26-91; Ord. No. 91-51, § 1, 10-1-91; Ord. No. 94-55, §§ 23--25, 11-3-94; Ord. No. 2001-031, § 1(j), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)

Editor's note: These provisions were formerly found in § 3-9-37. The provisions of former § 3-9-39 are now found in § 3-9-42.