



Riverside

Realty Services

VACANT COMMERCIAL LAND

START AT **\$699,000**

**1454 EL JOBEAN ROAD
PORT CHARLOTTE, FL 33948**



2.3 ACRES



COMMERCIAL
GENERAL ZONING

- 400 ft of highway frontage on El Jobean Road (SR 776) and 320 ft of frontage on Cedarwood Street.
- High traffic location, 30,500 AADT (2024)
- Utilities Available
- Situated between Charlotte Sports Park and Port Charlotte Town Center Mall.

CONTACT US



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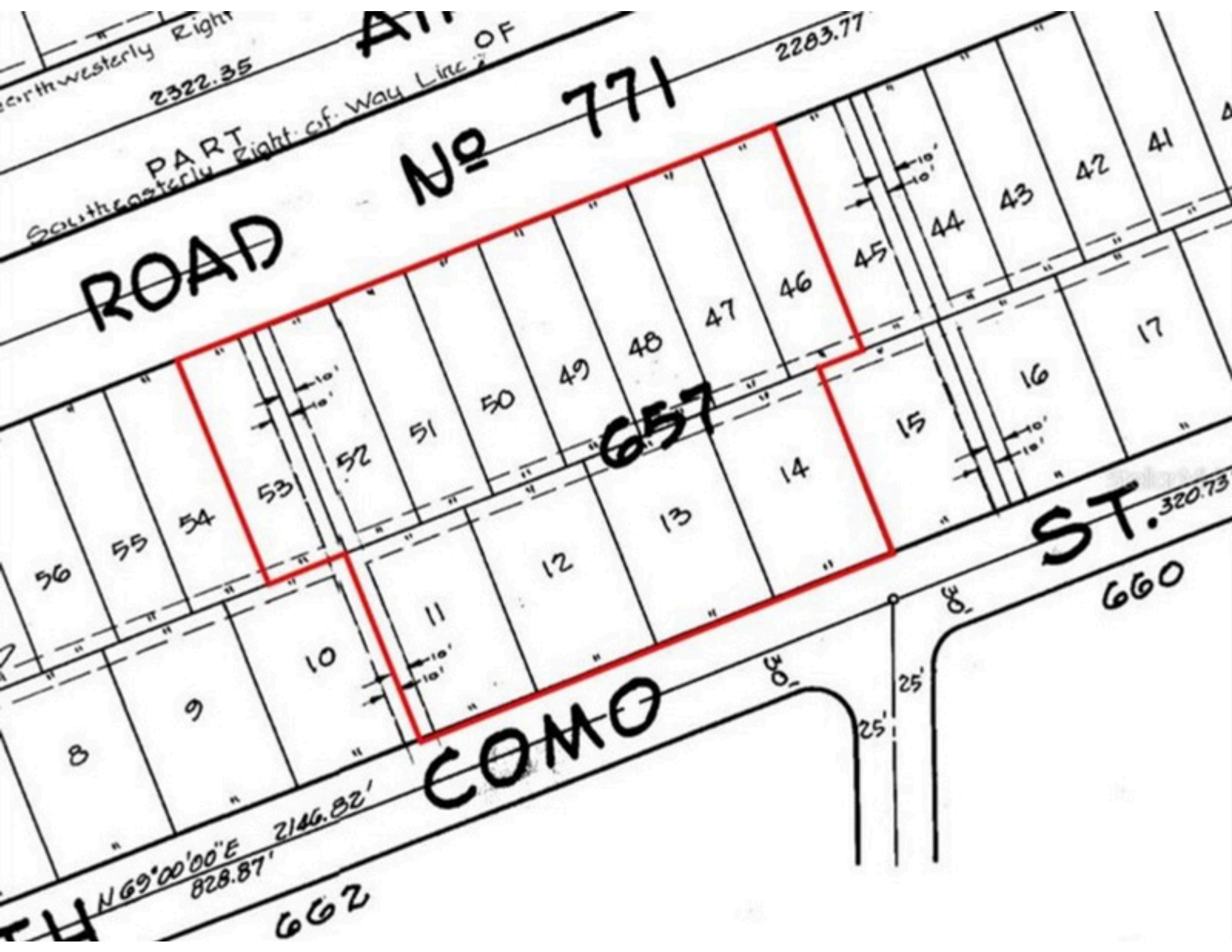


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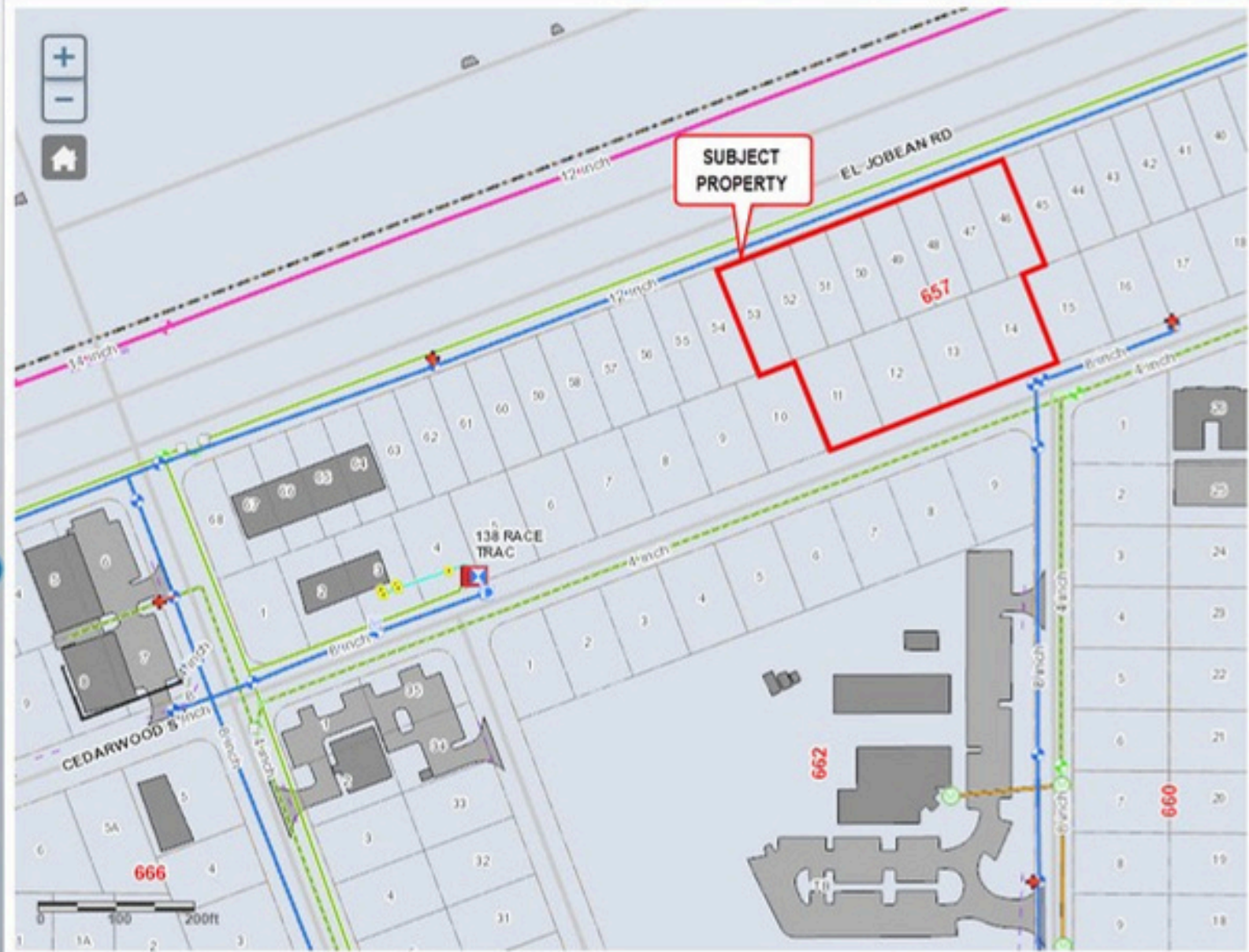
Charlotte County Utilities Map Book

Print

Search



- CCU Layers
 - CCU Water
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 - TreatmentPlant
 - BoosterStation
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 - W Control Valve
 - AirRelease
 - BackflowControl
 - BlowOff
 - W System Valve
 - Potable Water Main
 - <all other values>
 - Bypass
 - DistributionMain
 - Fire
 - PipeBridge
 - SubaqueousCrossing
 - TransmissionMain
 - Undefined
 - W Sample Point
 - CCU Sewer
- VA Fitting
 - Bend
 - Cap
 - Coupling
 - Cross
 - ExpansionJoint
 - Reducer
 - Saddle
 - Close



CHARLOTTE COUNTY: 2024 ROADWAY LEVEL OF SERVICE DATA SHEET - PEAK HOUR TWO-WAY

| VV SNO | Roadway | Station | From | To | Context Class | Lanes | 2024AADT | Sugg. Gr. Rate | Level of Service Calculations ¹ | | | | | | | | |
|--------|-------------------|---------|--------------------|---------------------|---------------|--------|----------|----------------|--|---------------------------|--|------|------|------|------------------|---------|---------------------------|
| | | | | | | | | | K100 | 100 th Hr Vol. | Level of Service Limits (Pk. Hr. Two-way Vol.) | | | | Level of Service | | Percent (%) Capacity Used |
| | | | | | | | | | | | B | C | D | E | Adopted | Current | |
| 182 | Rotonda Blvd W | 136 | Boundary Blvd. | Parade Cr. | C3R | 2-Lane | 2,544 | 3.00% | 0.092 | 243 | * | 1408 | 1616 | * | D | C | 15% |
| 183 | Jones Loop Road S | 190 | Taylor Rd. | I-75 | C3C | 2-Lane | 2,187 | 2.00% | 0.092 | 201 | * | 1104 | 1560 | * | D | C | 13% |
| 184 | San Cassa Drive | 138 | Worth Ave. | C.R. 775 | C3C | 2-Lane | 6,347 | 2.00% | 0.092 | 584 | * | 1104 | 1560 | * | D | C | 37% |
| 185 | San Cassa Drive | 139 | S.R. 775 | Worth Ave. | C3C | 2-Lane | 7,438 | 3.00% | 0.092 | 684 | * | 1104 | 1560 | * | D | C | 44% |
| 186 | Sandhill Blvd | 109 | Kings Highway | Deep Creek Blvd. | C3C | 2-Lane | 17,124 | 3.00% | 0.092 | 1,575 | * | 1104 | 1560 | * | D | F | 101% |
| 187 | Sandhill Blvd | 110 | Deep Creek Blvd. | Rio De Janeiro Ave. | C3R | 2-Lane | 6,720 | 3.00% | 0.092 | 618 | * | 1408 | 1616 | * | D | C | 38% |
| 188 | Sheehan Blvd | 231 | Midway Blvd. | Alton Rd. | C3R | 2-Lane | 2,395 | 2.00% | 0.092 | 220 | * | 1408 | 1616 | * | D | C | 14% |
| 189 | Shrove Street | 150 | Henry St. | Pompano Ter. | C3R | 2-Lane | 5,407 | 2.00% | 0.092 | 497 | * | 1408 | 1616 | * | D | C | 31% |
| 190 | Spinnaker Blvd | 215 | Cougler Way | Gulfstream Blvd. | C3R | 2-Lane | 4,257 | 2.00% | 0.092 | 392 | * | 1408 | 1616 | * | D | C | 24% |
| 191 | Spinnaker Blvd | 214 | Gulfstream Blvd. | S.R. 775 | C3R | 2-Lane | 2,859 | 2.00% | 0.092 | 263 | * | 1408 | 1616 | * | D | C | 16% |
| 192 | Spinnaker Blvd | 149 | S.R. 775 | Wilmington Blvd. | C3R | 2-Lane | 1,240 | 3.00% | 0.092 | 114 | * | 1408 | 1616 | * | D | C | 7% |
| 193 | SR 31* | - | Lee County Line | Cypress Pkwy | C3R | 4-Lane | 15,700 | 2.00% | 0.090 | 1,413 | * | 2896 | 3455 | * | C | C | 49% |
| 194 | SR 31* | - | Cypress Pkwy | Lake Babcock Dr | C3R | 4-Lane | 15,700 | 2.00% | 0.090 | 1,413 | * | 2896 | 3455 | * | C | C | 49% |
| 195 | SR 31* | - | Lake Babcock Dr | Cook Brown Rd | C3R | 4-Lane | 15,700 | 2.00% | 0.090 | 1,413 | * | 2896 | 3455 | * | C | C | 49% |
| 196 | SR 31* | - | Cook Brown Rd | CR 74 | C3R | 4-Lane | 8,656 | 2.00% | 0.090 | 779 | * | 2896 | 3455 | * | C | C | 27% |
| 197 | SR 31* | - | CR 74 | DeSoto Co. Line | C2 | 2-Lane | 7,178 | 2.00% | 0.090 | 645 | 440 | 2896 | 3455 | 2710 | C | C | 22% |
| 198 | SR 776* | 306 | Toledo Blade Blvd. | U.S. 41 | C3C | 4-Lane | 30,500 | 2.00% | 0.090 | 2,745 | * | 2896 | 3455 | * | D | C | 79% |
| 199 | SR 776* | 86 | Cornelius Blvd. | Toledo Blade Blvd. | C3C | 4-Lane | 38,000 | 2.00% | 0.090 | 3,420 | * | 2760 | 3290 | * | D | F | 104% |
| 200 | SR 776* | 14 | El Jobean Bridge | Cornelius Blvd. | C3C | 4-Lane | 35,189 | 3.00% | 0.090 | 3,167 | * | 3245 | 3528 | * | D | C | 90% |
| 201 | SR 776* | 13 | C.R. 771 | El Jobean Bridge | C3R | 4-Lane | 35,189 | 3.00% | 0.090 | 3,167 | * | 3245 | 3528 | * | D | C | 90% |
| 202 | SR 776* | 160 | Coliseum Blvd. | C.R. 771 | C3C | 4-Lane | 27,522 | 2.00% | 0.090 | 2,477 | * | 3245 | 3528 | * | D | C | 70% |
| 203 | SR 776* | 194 | Oceanspray Blvd. | Coliseum Blvd. | C3C | 4-Lane | 27,522 | 2.00% | 0.090 | 2,477 | * | 2760 | 3290 | * | D | C | 75% |
| 204 | SR 776* | 145 | Sunnybrook Blvd. | Oceanspray Blvd. | C3C | 4-Lane | 29,789 | 2.00% | 0.090 | 2,681 | * | 2760 | 3290 | * | D | C | 81% |
| 205 | SR 776* | 146 | Spinnaker Blvd. | Sunnybrook Blvd. | C3C | 4-Lane | 29,789 | 2.00% | 0.090 | 2,681 | * | 2760 | 3290 | * | D | C | 81% |
| 206 | SR 776* | 143 | Gulfstream Blvd. | Spinnaker Blvd. | C3C | 4-Lane | 29,789 | 2.00% | 0.090 | 2,681 | * | 2760 | 3290 | * | D | C | 81% |
| 207 | SR 776* | 144 | Orlco Blvd. | Gulfstream Blvd. | C3C | 4-Lane | 31,589 | 2.00% | 0.090 | 2,843 | * | 2896 | 3455 | * | D | C | 82% |
| 208 | SR 776* | 142 | Pine St. | Orlco Blvd. | C3C | 4-Lane | 31,589 | 2.00% | 0.090 | 2,843 | * | 2896 | 3455 | * | D | C | 82% |
| 209 | SR 776* | 120 | Beach Rd. | Pine St. | C3C | 4-Lane | 31,844 | 2.00% | 0.090 | 2,866 | * | 2896 | 3455 | * | D | C | 82% |
| 210 | Sunnybrook Blvd | 134 | Boundary Blvd. | Rotonda Blvd. North | C3R | 2-Lane | 6,369 | 2.00% | 0.092 | 585 | * | 1408 | 1616 | * | D | C | 36% |
| 211 | Sunnybrook Blvd | 130 | Gulfstream Blvd. | Boundary Blvd. | C3R | 2-Lane | 10,536 | 2.00% | 0.092 | 969 | * | 1408 | 1616 | * | D | C | 60% |
| 212 | Sunnybrook Blvd | 148 | S.R. 775 | Oceanspray Blvd. | C3R | 2-Lane | 6,228 | 2.00% | 0.092 | 573 | * | 1408 | 1616 | * | D | C | 35% |
| 213 | Sunnybrook Blvd | 147 | Waterford Ave. | S.R. 775 | C3R | 2-Lane | 2,682 | 2.00% | 0.092 | 247 | * | 1408 | 1616 | * | D | C | 15% |
| 214 | Sunnybrook Road | 233 | Highlands Rd. | Broadpoint Dr. | C3R | 2-Lane | 6,127 | 3.00% | 0.092 | 564 | * | 1408 | 1616 | * | D | C | 35% |
| 215 | Taylor Road | 179 | U.S. 41 N | Burnt Store Rd. | C3C | 2-Lane | 8,108 | 3.00% | 0.092 | 745 | * | 1104 | 1560 | * | D | C | 48% |
| 216 | Taylor Road | 180 | Burnt Store Rd. | Airport Rd. | C3C | 2-Lane | 11,250 | 2.00% | 0.092 | 1,035 | * | 1104 | 1560 | * | D | C | 66% |
| 217 | Taylor Road | 181 | Airport Rd. | Cooper St. | C3C | 2-Lane | 1,034 | 2.00% | 0.092 | 95 | * | 1104 | 1560 | * | D | C | 6% |
| 218 | Toledo Blade Blvd | 93 | Collingswood Blvd. | S.R. 775 | C3C | 2-Lane | 6,757 | 2.00% | 0.092 | 622 | * | 1104 | 1560 | * | D | C | 40% |
| 219 | Toledo Blade Blvd | 196 | S.R. 775 | U.S. 41 N | C3C | 2-Lane | 9,198 | 3.00% | 0.092 | 845 | * | 1104 | 1560 | * | D | C | 54% |
| 220 | Toledo Blade Blvd | 16 | U.S. 41 N | Sarasota Co Line | C3R | 4-Lane | 20,278 | 3.00% | 0.092 | 1,866 | * | 3245 | 3528 | * | D | C | 53% |
| 221 | Tuckers Grade | 188 | U.S. 41 | I-75 | C3R | 4-Lane | 13,494 | 3.00% | 0.092 | 1,241 | * | 3245 | 3528 | * | D | C | 35% |
| 223 | US Highway 17* | 182 | Marlon Ave | I-75 | C3C | 6-Lane | 22,500 | 2.00% | 0.090 | 2,025 | * | 4505 | 5114 | * | D | C | 40% |
| 224 | US Highway 17* | 183 | I-75 | Copley Ave | C3C | 6-Lane | 22,500 | 2.00% | 0.090 | 2,025 | * | 4290 | 4870 | * | D | C | 42% |
| 225 | US Highway 17* | - | Copley Ave | CR 74 | C3C | 4-Lane | 29,500 | 2.00% | 0.090 | 2,655 | * | 2896 | 3455 | * | D | C | 77% |
| 226 | US Highway 17* | 284 | CR 74 | Washington Loop Rd. | C3R | 4-Lane | 18,700 | 2.00% | 0.090 | 1,683 | * | 3245 | 3528 | * | D | C | 48% |
| 227 | US Highway 17* | 112 | Washington Loop Rd | Washington Loop Rd. | C2 | 4-Lane | 16,200 | 2.00% | 0.090 | 1,458 | 3040 | 4350 | 5290 | 6070 | D | C | 28% |

Current Zoning Map

The screenshot displays the Charlotte County Government Geographic Information System (GIS) interface. The main map area shows a residential subdivision with lots outlined in green and numbered. The lots are colored in shades of red and orange. A road, El Jobean Rd, runs diagonally across the top of the map. Other roads visible include Toledo Blvd, Cedarwood St, and Spear St. A church, St. Maximilian Kolbe Church, is located in the lower right quadrant of the map. The interface includes a search bar at the top left with the text '18500 Murdock Circle'. The 'Identify' panel on the right side of the screen shows the following results:

Identify

Select a layer to Identify, then click on map.

-- All Visible Layers --

Identify Results - 6 features found in 4 Layers

- Property Ownership : 2 features
- Lots : 2 features
- Block Number : 1 feature
- Future Land Use : 1 feature**

FLU Petition Number :
Future Land Use : Commercial
Conditions : Null

Zoom To

Clear Results

Zoning

Sec. 3-9-42. - Commercial general (CG).

- (a) *Intent.* The purpose and intent of this district is to allow general commercial activity.
- (b) *Permitted uses (P) and structures:*
 - (1) Animal hospital, boarding facility.
 - (2) Art, dance, music, photo studio or gallery.
 - (3) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
 - (4) Auditorium, convention center, performing arts center.
 - (5) Bank, financial services.
 - (6) Bar, cocktail lounge, nightclub, tavern.
 - (7) Business services.
 - (8) Clubhouse, community center.
 - (9) Day care center, child.
 - (10) Drug store, pharmacy.
 - (11) Dry cleaner.
 - (12) Elementary, middle, or high school.
 - (13) Emergency services.
 - (14) Essential services. (See section 3-9-71, essential services.)
 - (15) Funeral homes, crematoria.
 - (16) Gas station.
 - (17) General offices.
 - (18) General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.
 - (19) Government uses and facilities.
 - (20) Homeless shelter.
 - (21) Hospital.
 - (22) Hotel, motel, inn.
 - (23) Laundromat.
 - (24) Liquor, package store.
 - (25) Mass transit station.
 - (26) Medical or dental office, clinic.
 - (27) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - (28) Model home. (See section 3-9-78, model homes.)
 - (29) Motor vehicle wash.
 - (30) Nursing home.
 - (31) Paid or public parking lot, garage, structure.
 - (32) Park, public or not-for-profit.

- (33) Personal services.
 - (34) Place of worship. (See section 3-9-82, places of worship.)
 - (35) Post office.
 - (36) Printing facilities.
 - (37) Private club.
 - (38) Professional services.
 - (39) Recreation, indoor.
 - (40) Recreation, outdoor.
 - (41) Restaurant.
 - (42) Sexually oriented business. (See section 3-9-84, sexually oriented businesses.)
 - (43) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
 - (44) University or college.
 - (45) Vocational, trade, or business school.
 - (46) Wholesale sales.
- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are also permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses, and also including, but not limited to:
- (1) Fences or walls which may be permitted prior to the principal uses and structures.
- (d) *Conditional uses (C):* (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)
- (1) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
 - (2) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
 - (3) Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and campers.
 - (4) Building trades contractor's office.
 - (3) Farm equipment sales and service.
 - (4) Laboratories, class 1, 2, 3.
 - (5) Marina.
 - (6) Noncommercial vehicle rental.
 - (7) Private off-site parking.
- (e) *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.
- (f) *Special exceptions (S):* (For procedure, see section 3-9-6.2, special exceptions)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
 - (2) Amphitheater.
 - (3) Animal sanctuary, zoo.
 - (4) Biofuel production, less than five thousand (5,000) gallons per day.

- (5) Building trades contractor's office with storage yard on-premises, or with more than ten (10) service vehicles and with heavy equipment.
- (6) Commercial laundry.
- (7) Commercial vehicle rental.
- (8) Heavy machinery, equipment rental, sales, service.
- (9) Heliport, helistop.
- (10) Industrial marina.
- (11) Leisure vehicle rental.
- (12) Light manufacturing and assembly in a completely enclosed building.
- (13) Lumberyard.
- (14) Outdoor market or exhibition space.
- (15) Railroad sidings.
- (16) Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers.
- (17) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (18) Truck stop.
- (19) 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, board of zoning appeals.

(g) *Development standards:*

| | |
|----------------------------|--------|
| CG | |
| Lot (min.) | |
| Area (sq. ft.) | 12,000 |
| Width (ft.) | 100 |
| Setbacks (min. ft.) | |
| Front | 15 |
| Side (interior) | 0 |

| | |
|-------------------------------|-----|
| Side (street) | 10 |
| Rear (interior) | 10 |
| Rear (street) | 10 |
| Abutting water | 20 |
| Bulk (max.) | |
| Lot coverage of all buildings | 55% |
| Height (ft.) | 60 |
| Density (units/acre) | 0 |

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 3-9-88, waterfront property.

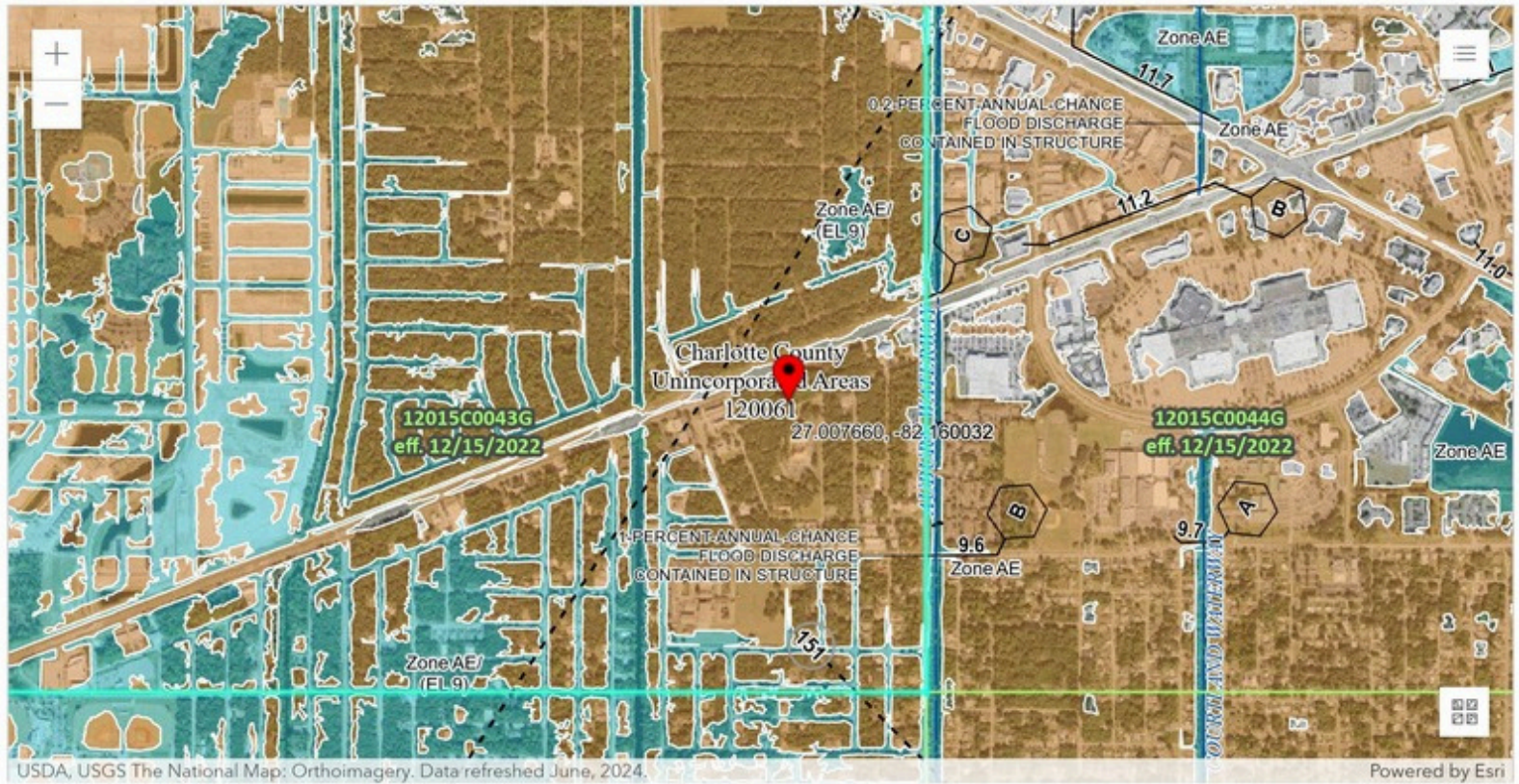
(h) *Signs.* Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-063, § 1(Exh. A), 11-25-14)

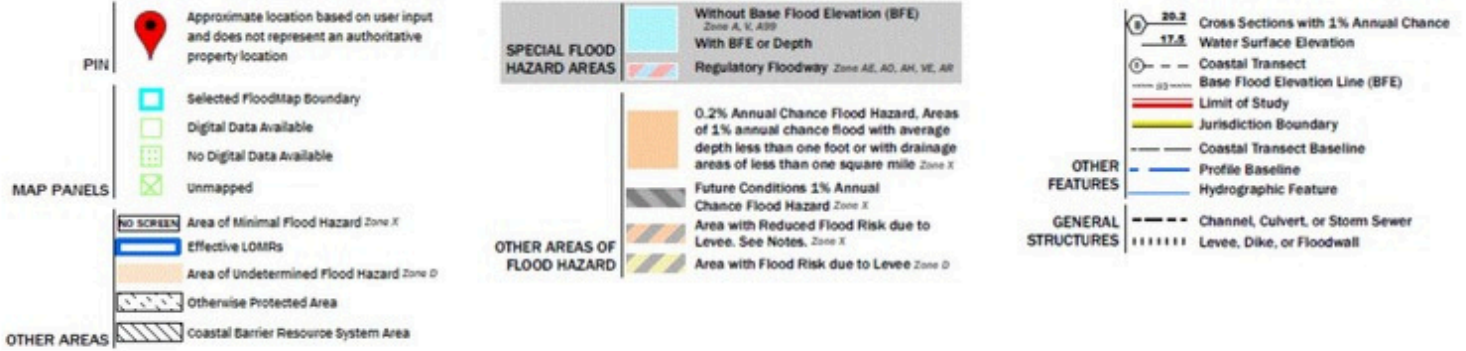
Editor's note— Ord. No. 2014-063, § 1(Exh. A), adopted Nov. 25, 2014, repealed the former § 3-9-42, and enacted a new section as set out herein. The former § 3-9-42 pertained to Commercial, general (CG) and derived from Minutes of Dec. 8, 1981, § 7; Res. No. 83-11, § 1, adopted Feb. 15, 1983; Res. No. 83-18, § 1, adopted March 22, 1983; Res. No. 85-105, § 1, adopted June 11, 1985; Res. No. 87-254, § 22, adopted Oct. 20, 1987; Res. No. 87-255, § 6, adopted Oct. 20, 1987; Res. No. 87-258, §§ 1, 2, adopted Oct. 20, 1987; Ord. No. 89-34, § 16, adopted May 31, 1989; Ord. No. 92-44, §§ 1—3, adopted June 2, 1992; Ord. No. 94-55, §§ 28, 29, adopted Nov. 3, 1994; Ord. No. 2001-031, § 1(m), adopted June 12, 2001; Ord. No. 2002-008, § 1, adopted Jan. 28, 2002; and Ord. No. 2003-061, § 8, adopted Aug. 26, 2003.

FEMA Flood Map



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



National Wetlands IMap

