



Riverside Realty Services

COMMERCIAL PROPERTY & AUTOMOTIVE BUSINESS

START AT **\$950,000**

**236 TAMiami TRAIL
PUNTA GORDA, FLORIDA 33950**

LAND 0.37 ACRES **ZONED** CITY CENTER



492 sq ft
OFFICE



1,360
NET RENTABLE AREA

- 2026 year to date revenue has outpaced the entirety of 2025's full year total.
- Highly visible and well-positioned commercial property in the heart of downtown Punta Gorda.
- Signalized corner of Tamiami Trail N and Olympia Ave with high traffic count.
- Currently operating as a successful and established automotive repair business for decades, this offering presents a turnkey opportunity for an owner-user or investor to continue the existing use.
- The site's prime location and strong visibility make it an ideal candidate for redevelopment or repositioning into a trendy downtown concept such as a boutique restaurant, bar, retail, or mixed-use space.
- Listing price includes the business as well as all furniture, fixtures, and equipment (FF&E), providing added value and a seamless transition for the next owner.

CONTACT US



STEVEN GANT, CCIM, MAI

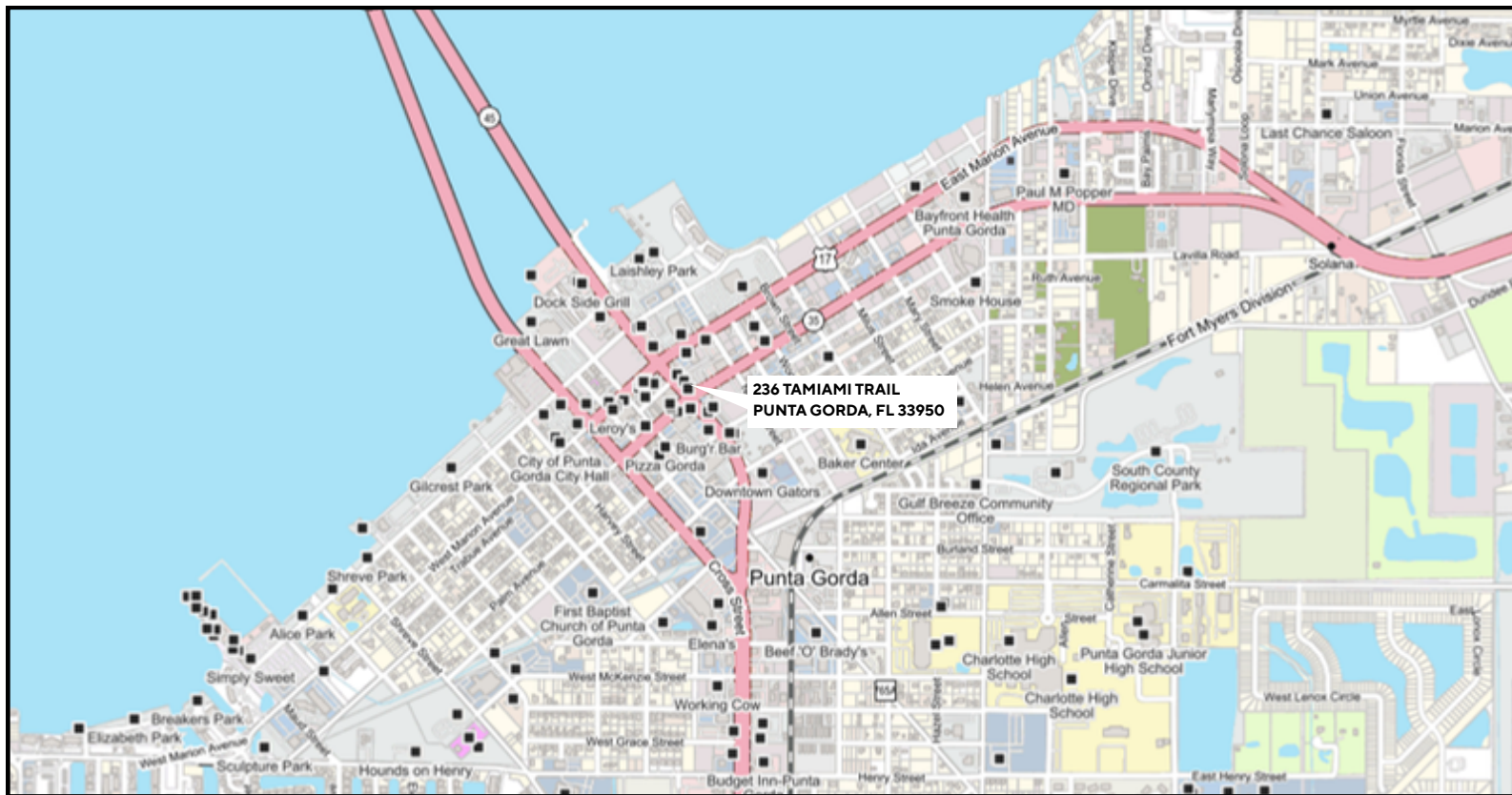
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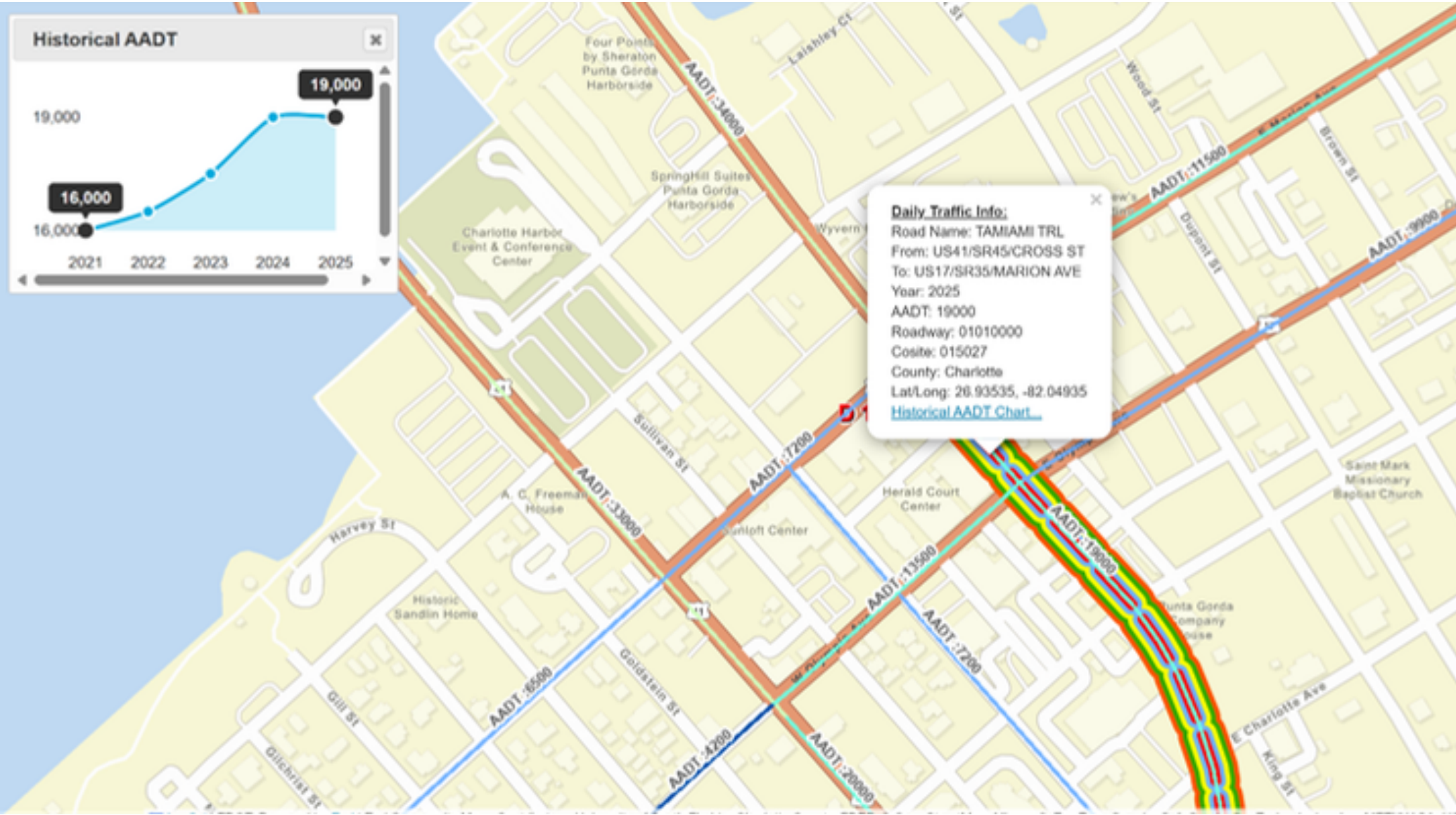
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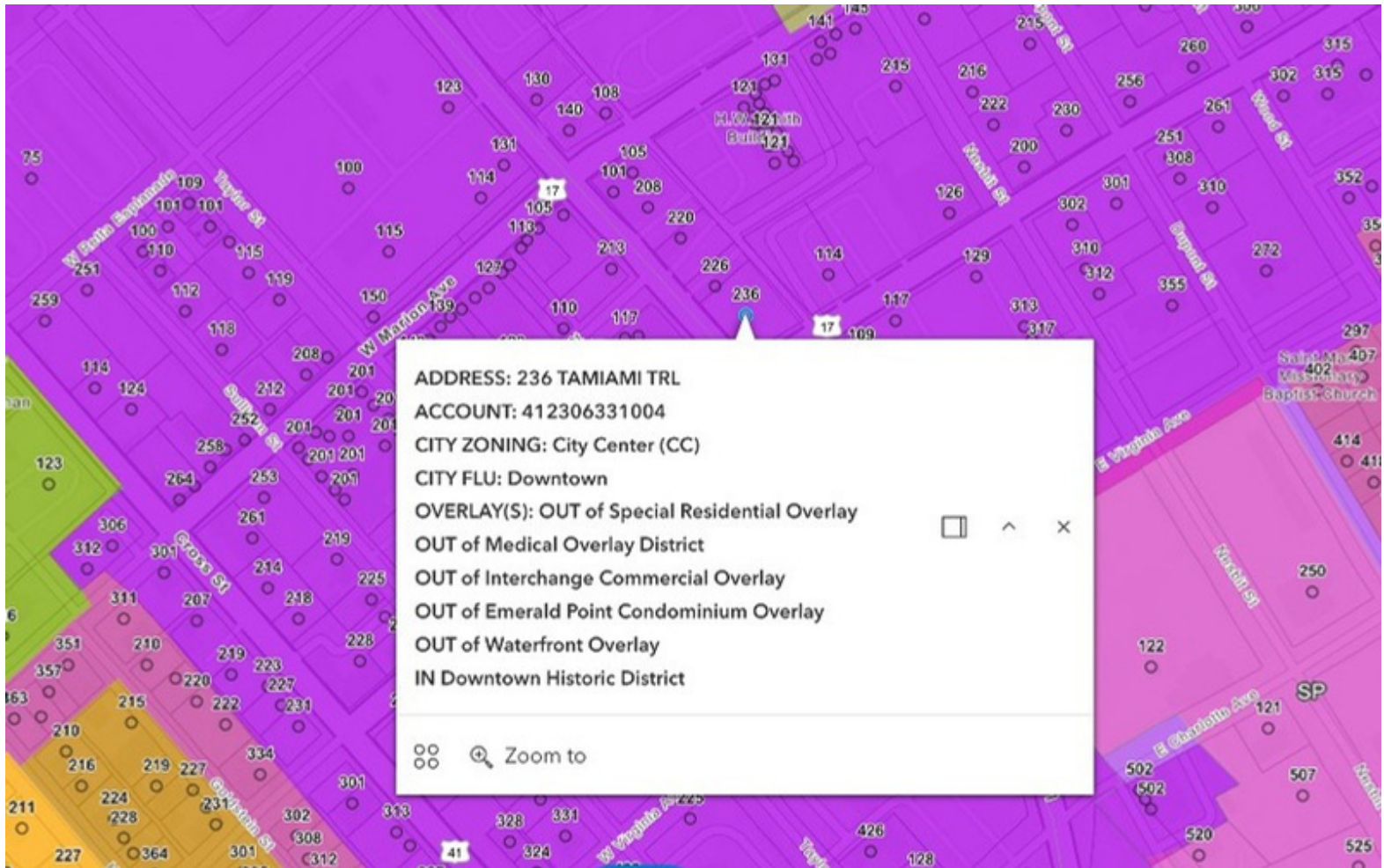
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Location Map and Aerial





Current Zoning Map



City Center Zoning, Historic Overlay District

Section 3.9. CC, City Center District

The City Center District is provided to encourage the redevelopment and expansion of the traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic, educational, and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The City Center anchors the surrounding residential neighborhoods while also serving the broader community. The district is coded to accommodate the higher overall intensity of development required to support a City. It is to be expected that the City Center District will be expanded over time to meet growth in demand for downtown facilities and services.

(a) Permitted Principal Uses and Structures.

(1) Commercial, retail uses which shall be conducted entirely within a completely enclosed building unless otherwise specifically permitted. All products produced incidental to a permitted use which are to be sold at retail on the premises are permitted within the categories listed below:

- a. Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art, cameras or photographic supplies, (including camera repair), sporting goods, bicycle shops (including repair), hobby shops, marina supplies, musical instruments, package stores for sale of alcoholic beverages, telecommunications (sales and service), electronic products (parts and supplies), televisions and radios, (including repair incidental to sales), tobacco products, hardware, florist or gift shops, delicatessens, bake shops, pharmacies and similar products, medical marijuana treatment center dispensing facilities in accordance with the provisions of Chapter 381, Florida Statutes, but not wholesale facilities, outdoor storage or warehouse facilities and similar activities.
- b. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales inside a completely enclosed building), office equipment or furniture, antiques, pet shops and grooming (but not animal kennels), automotive parts sold from within a building (but not including installation) and similar uses.
- c. Banks and financial services, small loan agencies, travel agencies, employment offices, newspaper offices (but not printing or circulation) and similar establishments.

(2) Hotels

(3) Restaurants (excluding drive-in or drive-thru).

(4) Indoor amusement, such as motion picture theaters, billiard and pool establishments, swimming pools, bowling alleys and similar uses, dance facilities, musical entertainment, art galleries, libraries, museums, community centers, coin operated amusement devices, game parlors, arenas and skating rinks.

(5) Professional offices and medical offices.

(6) Professional services within the categories listed below:

- a. Service establishments such as State licensed barber or beauty shops or State licensed massage therapy, tattooing or permanent make-up establishments which meet the Florida Department of Health and State statutory requirements, shoe repair shops, photographic studios, dance or music studios, self-service laundries, tailors, drapers or dressmakers, laundry or dry cleaning pickup stations and similar activities.

- b. Establishments such as radio or television stations (but not wireless communication facilities), funeral homes (but not crematoria), interior decorators, upholstery shops (furniture refinishing limited to small shops, not to include full scale manufacturing facilities), radio and television repair shops provided all work and materials are kept completely inside the enclosed building, health clubs, reducing salons or wellness centers, letter shops and printing establishments not involving linotype and large scale typesetting and similar uses.
- c. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses off the premises.
- d. Animal hospitals with boarding of animals in completely enclosed buildings.

(7) Parks.

(8) Restaurants more than 200 feet from a NR District boundary (Properties zoned CC within the Bethel-St. Mark Historic Overlay District are exempt from these separation requirements.)

(9) Schools.

(10) Government uses in existing structures (Also see Civic Uses with Conditions).

(11) Convention centers, auditoriums.

(12) Motor bus or other transportation terminals.

(13) Rent-to-own retail establishments.

(14) Bail bonds services, provided that no on-site storage of vehicles or other collateral is included outside of a completely enclosed building.

(15) Single family residential dwelling units for those properties located within the Bethel-St. Mark Historic Overlay District.

(16) And any such other uses which are similar to those listed as deemed appropriate in the district by the Zoning Official

(b) Permitted Accessory Uses.

(1) Accessory dwelling.

(2) Day care home for 3 or fewer persons.

(3) Drive through windows, excluding those associated with restaurants.

(4) Limited home occupation.

(5) Outdoor dining area.

(6) Stalls or merchandise stands for outdoor sale of goods at street front [Encroachment onto sidewalk may be permitted by agreement with City Council. Items for outdoor sales are returned to building at end of each business day; goods not brought in at close of business day are considered outdoor storage and are prohibited.]

(7) Uses and structures which are customarily incidental and subordinate to permitted uses.

(c) Uses Permitted with Conditions.

(1) Bed and breakfast inns.

(2) Sidewalk cafes.

(3) Essential services 1 and 2.

(4) Neighborhood commercial fueling stations, excluding major service and repair of motor vehicles.

(5) Parking lot as a principal use .

(6) Temporary outdoor sales of seasonal agricultural products and customary accessory products.

- (7) Mixed use buildings; up to 2 residential units; or with a 2 to 1 ratio of nonresidential floor area to residential floor area.
- (8) Parking structure.
- (9) Bars and nightclubs more than 200 feet from a NR District boundary.
- (10) Group home.
- (11) Permanent non-seating public food service establishments located within 200 feet from a Neighborhood Residential Zoning District boundary.
- (12) Convenience stores with limited food service located within 200 feet from a Neighborhood Residential Zoning District boundary.
- (13) Convenience stores with significant food service located within 200 feet from a Neighborhood Residential Zoning District boundary.
- (14) Food outlets with limited food service located within 200 feet from a Neighborhood Residential Zoning District boundary.
- (15) Civic, such as governmental offices, post offices and non-profit or charitable clubs and organizations and similar uses.
- (16) Permanent canopy shade structures associated with recreational facilities or school playgrounds.
- (17) Mobile food dispensing vehicles on developed property with the permission of the property owner and subject to the applicable provisions of Article 4 of this Chapter.
- (d) Prohibited Uses and Structures. Any use or structure not specifically, provisionally or by reasonable implication permitted herein.
- (e) General Requirements. Buildings shall comply with the following architectural provisions of Article 7.
 - (1) Side yard, rear yard, and courtyard lot types.
 - (2) Arcade, shopfront, stoop, forecourt, and dooryard frontage definition.
 - (3) Building style.
 - (4) Building principles where applicable by use.
 - (5) Mixed-use buildings shall be vertically mixed in use. Retail uses shall be placed at the street level. Office uses are permitted at the street level and on upper levels in combination with retail and/or residential use. Residential uses shall be placed on upper levels.
 - (6) When parking or loading spaces are provided, they shall be subject to all parking/loading area design, construction and landscaping standards of this Code. All off-street parking, loading and service areas must be located behind the frontage of all buildings and be screened from view of pedestrians.
 - (7) For all construction requiring the installation or replacement of public sidewalks, the surface material of the sidewalk must be made of brick or alternate material as approved by the City.
 - (8) All permitted uses require development plan approval.
- (f) Special Exceptions. The following uses are also subject to applicable provisions of Article 4 of this Chapter.
 - (1) Churches.
 - (2) Marinas.
 - (3) Pawn shops provided they are contained completely in enclosed buildings.
 - (4) Drive-in; drive through facilities.
 - (5) Single family residential projects. The provisions of this subsection shall not apply to properties located within the Bethel-St. Mark Historic Overlay District.
 - (6) Ground floor residential in a mixed use building, unless such residential units are specifically designed as live-work units.

- (7) Boarding or rooming houses for up to six roomers.
- (8) Congregate housing designed within "civic" building principles.
- (9) Any use which does not provide a 25 foot waterfront setback.
- (10) Restaurants, bars and nightclubs within 200 feet of NR District boundary.
- (11) Cemetery.
- (12) And any such other uses as deemed appropriate in the district by the Zoning Official.

(g) Development Standards.

- (1) Minimum lot area, None.
- (2) Minimum front setback, 0 feet; Maximum front setback, 10 feet.
- (3) Minimum side setback, 0 feet.
- (4) Minimum rear setback, 20 feet [Exception: building which abuts an alley – 0 feet].
- (5) Frontage encroachment, 5 feet into the rights-of-way on second or third story only for balconies, bay windows, arcades, porches and their supports at the ground level, together with awnings above head height. [Exceptions; Arcades and encroachment into the rights-of-way of state-maintained roads are not permitted without FDOT approval].
- (6) Minimum lot width for attached housing, 16 feet.
- (7) Frontage build-out shall be 70 percent of the street face. When a parcel has more than one (1) street frontage and only one (1) side lot line, the frontage requirement may be on the primary street only.
- (8) All lots must front along a minimum of 16 feet of publicly dedicated right of-way in order to be built on.
- (9) Minimum height of 2 stories, 26 feet above BFE; Maximum height of 50 feet above BFE.
- (10) Maximum density, 15 units per acre.
- (11) For the purposes of measuring the setback from restaurants, bars and nightclubs to an NR District boundary, measurement shall be made from the closest point of the structure within which a restaurant, bar or nightclub is located to the NR District boundary. In the case of multi-use structures, measurement shall be made from the closest point of that portion of the structure within which the restaurant, bar or nightclub is located to the NR District boundary.
- (12) Development standards for single-family and duplex dwelling units and accessory structures shall be as outlined in Section 3.7, NR District.

(h) Decorative Exterior Lighting Standards

- (1) Year around exterior electric or solar lighting shall be permitted on commercial structures within the City Center District subject to the following requirements:
 - a. All exterior decorative lighting shall be designed to create a constant glow and prevent glare.
 - b. The lights shall consist of single strands, run in any of the following configurations.
 - 1. Following the architectural features of a building, doors, windows or rooflines
 - 2. Wrapped around columns, posts, or pillars on the building;
 - 3. Wrapped around existing on-site features like trees, palms or posts;
 - 4. Placed around or across outdoor dining or outdoor seating areas.
 - (i) Lighting shall maintain a minimum of 10 feet above outdoor dining and seating areas and associated pedestrian pathways.

- (II) Lighting shall be used to define the outdoor seating or dining space and may not extend to encompass areas of landscaping or open space not associated with the dining or seating area
 - c. Icicle lights are not permitted unless used temporarily as holiday decorations
 - d. The color of the lighting to be used for all commercial buildings shall be white light in the color temperature range of not less than 2,700 K and not exceeding 4,200 K.
 - e. Neon lighting shall not be permitted for any exterior building lighting; however, neon may be incorporated into signs.
 - f. The lighting must be maintained in proper working order and must be replaced, turned off or removed entirely if a portion of the lighting is not in property working order.
 - g. Flashing, blinking, flickering or scrolling lights or lights that change in intensity or color are not permitted.
- (2) Additional Requirements.
- a. An electrical permit shall be required unless totally solar powered. Photo voltaic solar will require an electrical permit.
 - 1 The power source must incorporate a GFCI or be hardwired.
 - 2 An electrical inspection is required to ensure the power source meets the electrical code. There will be a \$50.00 electrical inspection fee.
 - b. All exterior lighting designs must be submitted for zoning review and a no-charge zoning permit.
 - 1 Submittal for the permit shall include the type and color of lighting to be used.
 - 2 Location of the lighting on the building.
 - 3 Two copies of pictures of the building and location of proposed lights must be submitted with the zoning permit application.

{Ord. No. 1408-05, 1-2, 05/18/05; Ord. No. 1427-06, 1, 01/04/06; Ord. No. 1450-06, 2, 10-04-06; Ord. No. 1458-06, 7, 12-06-06; Ord. No. 1534-09, 1, 01-02-08; Ord. No. 1613-09, 1, 9/2/09; Ord. No. 1634-10, 1, 4/21/10; Ord. No. 1631-10, 1, 6/2/10; Ord. No. 1661-10, 2, 12/1/10; Ord. No. 1706-12, 1, 3/7/12; Ord. No. 1770-13, 7, 11/6/13;

Section 3.14. HO, Historic Overlay District

The Historic Overlay (HO) District is established to preserve and protect Punta Gorda's locally designated historic districts and landmarks, which are among the City's most valued and important assets.

- (a) Purposes. The HO Districts are established for the following purposes: (
- (1) Protecting and conserving the heritage of the City of Punta Gorda and the State of Florida.
 - (2) Safeguarding the character and heritage of the historic districts and historic landmarks by preserving the historic districts as a whole and any individual property therein or historic landmark that embodies important elements of its social, economic, cultural, political or architectural history.

- (3) Promoting the conservation of such historic districts and historic landmarks for the education, pleasure and enrichment of residents of the historic districts, historic landmarks, the City of Punta Gorda and the State as a whole.
 - (4)Fostering civic beauty.
 - (5)Stabilizing and enhancing property values within historic districts and historic landmarks, thus contributing to the improvement of the general health and welfare of the City of Punta Gorda and the residents of the historic districts and historic landmarks.
- (b) Establishment. The HO District is established as a series of areas which overlap and overlay existing regulating districts, the boundaries of which are depicted on the Zoning Map. The HO District may be applied in combination with any underlying base regulating district. HO Districts shall be established in accordance with the map amendment procedures of this Ordinance. No HO District shall be established or implemented unless it is deemed and found by the Historic Preservation Advisory Board [HPAB] to be of special significance in terms of its historical, archaeological, architectural or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling and/or association.
- (1)The HPAB shall make or cause to be made an investigation and report on the historic, architectural, archaeological, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation or report shall be forwarded to the Division of Historical Resources, State of Florida Department of State.
 - (2)The Division of Historical Resources shall either upon request or at the initiative of the HPAB be given an opportunity to review and comment upon the substance and effect of the designation of any landmark or district pursuant to this Part. Any comments shall be provided in writing. If the Division does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the Division of the investigation and report of the HPAB, the board and the City Council shall be relieved of any responsibility to consider such comments.
 - (3)The City Council shall hold a public hearing on the proposed ordinance. Following the public hearing, the City Council may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.
 - (4)Upon adoption of the ordinance, the owners and occupants of each designated landmark or district shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the ordinance and all amendments thereto shall be filed by the HPAB with the Clerk of the Circuit Court of Charlotte County, and the copy shall be made available for public inspection at any reasonable time. A second copy of the ordinance and all amendments thereto shall be given to the Zoning Official. The fact that a building, structure, site, area or object has been designated a landmark or district shall be clearly indicated on all Zoning Maps maintained by the City for such period as the designation remains in effect.
 - (5)Upon the adoption of the landmark or district ordinance or any amendment thereto, it shall be the duty of the HPAB to give notice thereof to the Charlotte County Tax Assessor and Building Official of the City and County in which the property is located.
- (c) Effect of HO District. The HO District regulations apply in combination with underlying base regulating district regulations and all other applicable standards of this Ordinance. When HO District standards conflict with the underlying base district standards or other regulations of this Ordinance, the regulations of the HO District will always govern. When no special HO District standards are specified, all other applicable regulations of this Ordinance will govern.

- (d) **Allowed Uses.** All uses permitted in the underlying regulating district, whether by right or as a Special Exception, shall be permitted in the HO District in accordance with the procedures established for such uses.
- (e) **Conformance to Dimensional Regulations.** Structures within HO Districts shall observe the dimensional and other regulations of the Zoning Ordinance.
- (f) **Restoration or Reconstruction.** Where it is found by the HPAB that an application for a Development Permit covers activity constituting an authentic restoration or reconstruction in the same location as the original location and in the original configuration of a structure of historic and/or architectural significance to the HO district, such activity may be approved by the City Council following approval by the HPAB, even though it does not meet dimensional regulations of the underlying code.
 - (1) The City Council, in approving such authentic reconstruction or restoration, may attach reasonable and appropriate conditions to the approval, such that the public health, safety and general welfare shall be protected.
 - (2) The City Council shall not be authorized, in action undertaken by this section to approve a use of property which is not a use permitted by right or as a Special Exception within the district in which the property is located.
 - (3) In addition to any other condition the City Council may make regarding such authorization, any items restored, reconstructed, or maintained on, over, or within a public sidewalk, public alley area, or other public way shall be the responsibility of the owner, his heirs and assigns. The owner's restoration, reconstruction, or maintenance of any such item within such area shall constitute the owner's agreement to protect and hold the City of Punta Gorda harmless against any and all liability, cost, damage, or expense suffered by the City of Punta Gorda as a result of or growing out of the restoration, reconstruction, or maintenance thereof. Such items, so approved may be lawfully restored, reconstructed, or maintained. Any such items projecting onto the vehicular travel way of a street or alley shall be, at its lowest point, 12 feet above the travel way.
- (g) **Parking waiver.** Where the HPAB makes a written finding that the number of offstreet parking spaces required by the Zoning Ordinance for the building or structure for which a permit is requested would render the building incongruous with the historic aspects of the district it shall recommend to the City Council a waiver, in part or in whole, of the off-street parking requirements. The City Council may authorize a lesser number of off-street parking spaces provided the Council finds, after public hearing, that the lesser number of off-street parking spaces will not create problems due to increased on-street parking, and will not constitute a threat to the public safety.
- (h) **Recommendation on Special Exception Applications.** All Special Exception applications within HO districts shall be reviewed by the HPAB at its next regular meeting after the application has been submitted in accord with the requirements of the Zoning Ordinance. The HPAB shall forward its comments and recommendations to the Punta Gorda Planning Commission, who will then forward to City Council for action.
- (i) **Recommendation on Variances.** All Variance applications within HO districts shall be reviewed by the HPAB at its next regular meeting after the application has been submitted in accord with the requirements of this Ordinance. The HPAB shall forward its comments and recommendations to the Punta Gorda Board of Zoning Appeal, who will then forward to City Council for action.
- (j) **Certain Changes Not Prohibited.** Nothing in this Article shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features in HO districts which do not involve a substantial change in design, material, or outer appearance thereof (color is not

to be regulated), nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the Zoning Official or similar official shall certify in writing to the board is required by the need to protect the public health and safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent a property owner from making any use of his property not prohibited by other statutes, ordinance, or regulations. Nothing in this Ordinance shall be construed to prevent the maintenance or in the event of an emergency, the immediate restoration of any existing above-ground utility structure without approval by the HPAB.

- (k) Application of Artificial Siding. The application of artificial siding, including aluminum and vinyl siding, within HO districts shall not be permitted due to its inappropriateness, its potential to damage wood frame buildings and its destruction of the unique character of wood materials and craftsmanship. However, vinyl siding may be replaced on structures which, as of January 1, 2005, had vinyl siding. Vinyl siding shall meet or exceed the quality standards established under the Historic District Design Guidelines. The provisions of this subsection shall not apply within the "Bethel-St. Mark Historic Overlay District".

{Ord. No. 1470-07, 2, 3-7-07; Ord. No. 1894-18, 2, 04-04-2018}

FEMA Flood Map

