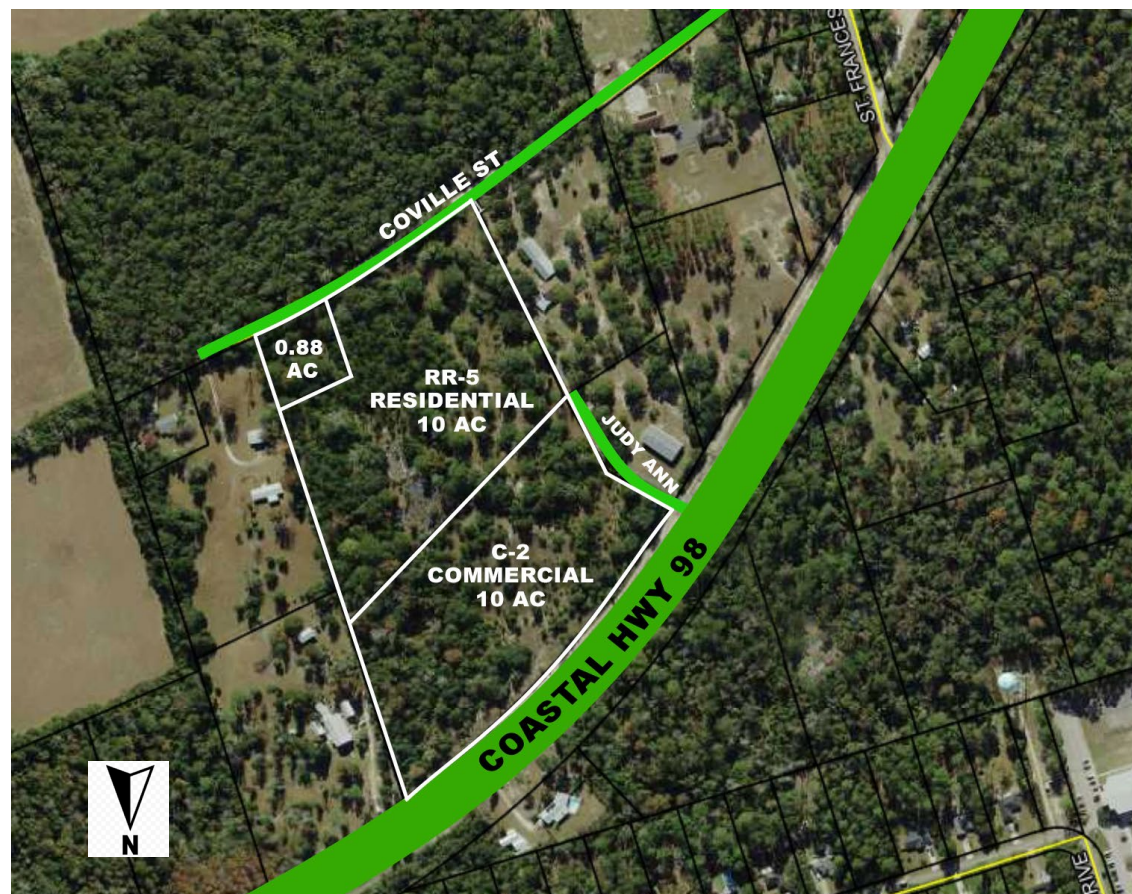


20+/- AC MIXED-USE DEVELOPMENT OPPORTUNITY – 3 PARCELS



COLDWELL BANKER
COMMERCIAL
HARTUNG



Excellent development opportunity at 3655 Coastal Highway in Crawfordville, Florida. The property includes two 10+/- acres parcels plus a 0.88-acre home site lot, offering potential for multiple and mixed uses.

PUD may be amended with Wakulla Planning to rezone depending on need.

PURCHASE INCLUDES:

Total	20.88+/- AC
C-2 Commercial	10+/- AC
RR-5 Residential	10+/- AC
Home Site	.88+/- AC

PURCHASE PRICE: \$785,000

Dennis St. Pierre-Charles
Broker Associate
850-445-3189 cell
GlobalAdvisors55@gmail.com

3655 COASTAL HWY (US 98)
Wakulla County
Crawfordville, FL 32327

COLDWELL BANKER COMMERCIAL HARTUNG

3303 Thomasville Rd., #201, Tallahassee, FL 32308 850.386.6160

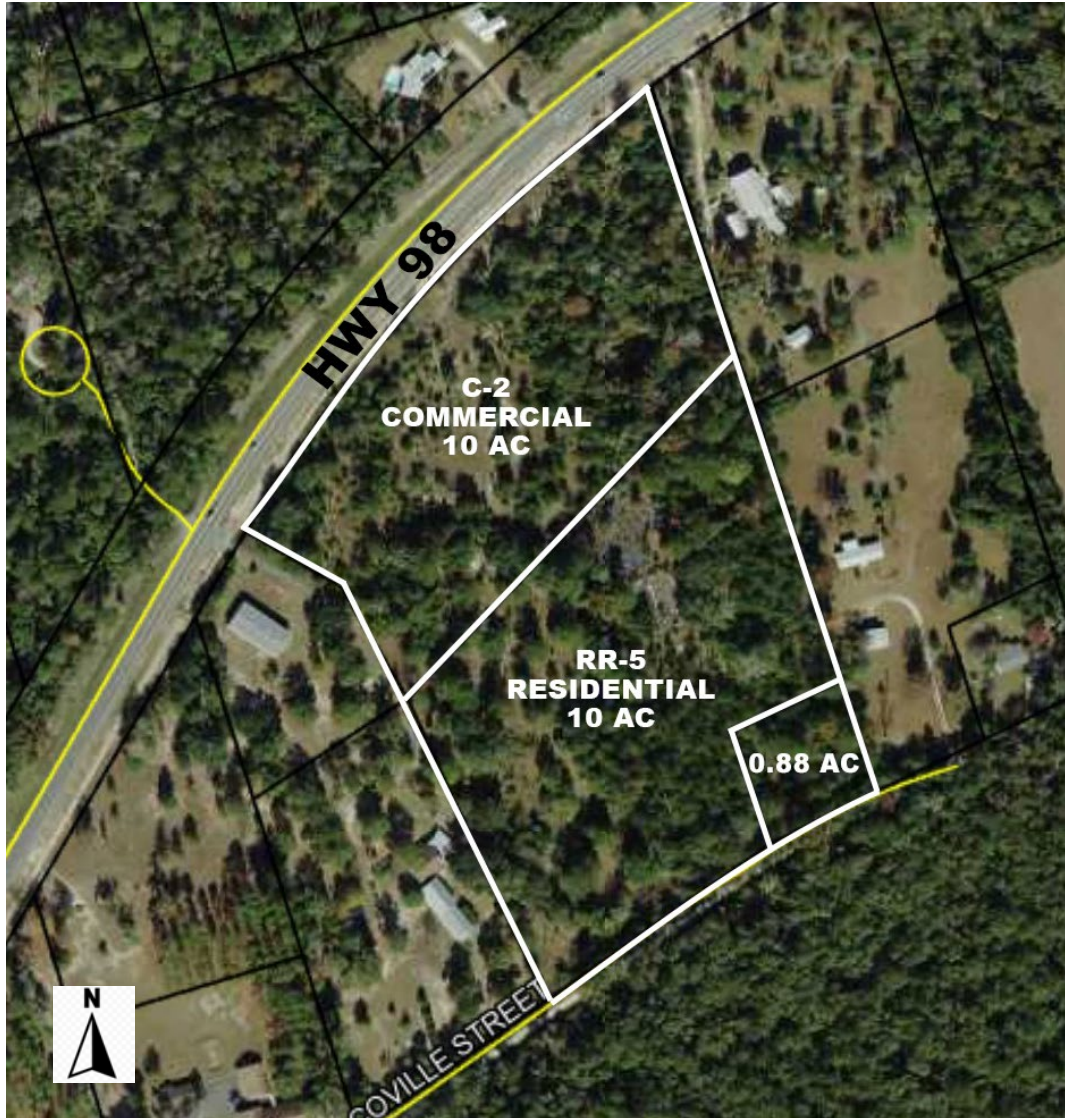
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INVESTMENT HIGHLIGHTS



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SOTTILARE CROSSING PUD:

COMMERCIAL:

Parcel ID #00-00-085-294-11577-A03
10 +/- Acres
1,000' Frontage on Coastal Hwy
Has small pond
Variety of potential uses
Access from Judy Ann

RESIDENTIAL:

Parcel ID #00-00-085-294-11577-A04
10 +/- Acres
Six inch agricultural well
*Zoned for 1 Dwelling / 5 Acres
Access from Judy Ann, Coville St

*Rezoning: PUD zoning may be modified to accommodate the proposed use, subject to applicable approval.

UNPLATTED LOT (HOME SITE):

Parcel ID #00-00-085-000-11577-002
0.88 +/- Acres
Access from Coville St

[Sottolare crossing PUD Document](#)

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POINTS OF CONTACT



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Ashley Rowland-Yost 850-926-0919

AYOST@MYWAKULLA.COM

WATER: City of Sopchoppy

Seth Green, Public Works Director 850-879-7493

SETH.GREEN@SOPCHOPPY.ORG

SEWER: Wakulla County Wastewater

Ned Nobles, Project Manager 850-962-3026

NNOBLES@ESGINC.NET

FDOT: US Hwy 98 Permits

Michello Williams, Midway Permits Manager 850-245-7991

MICHELLO.WILLIAMS@DOT.STATE.FL.US

ENGINEER: Professional Engineer

Cody Boomer, LJA Civil Engineering 678-717-7500

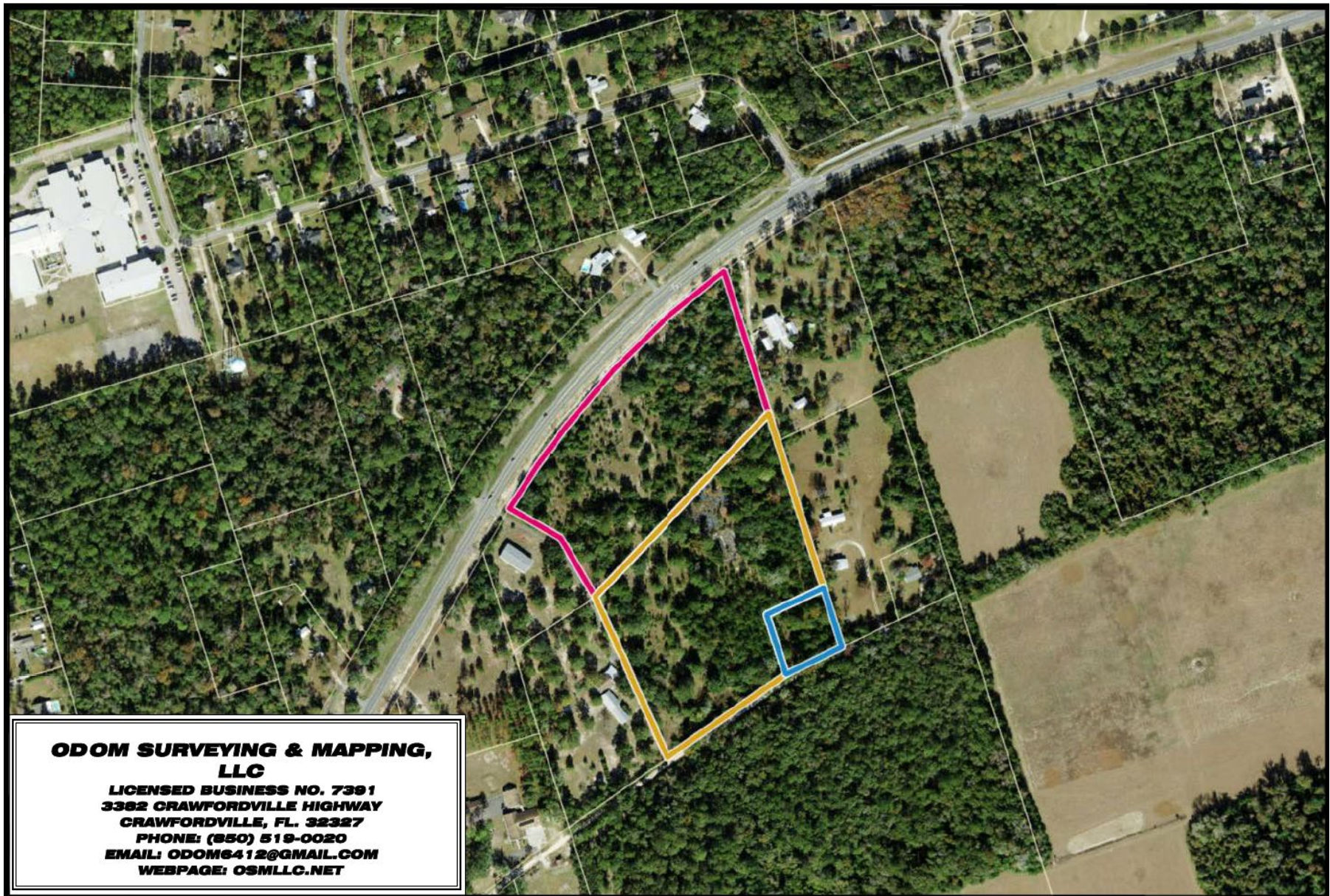
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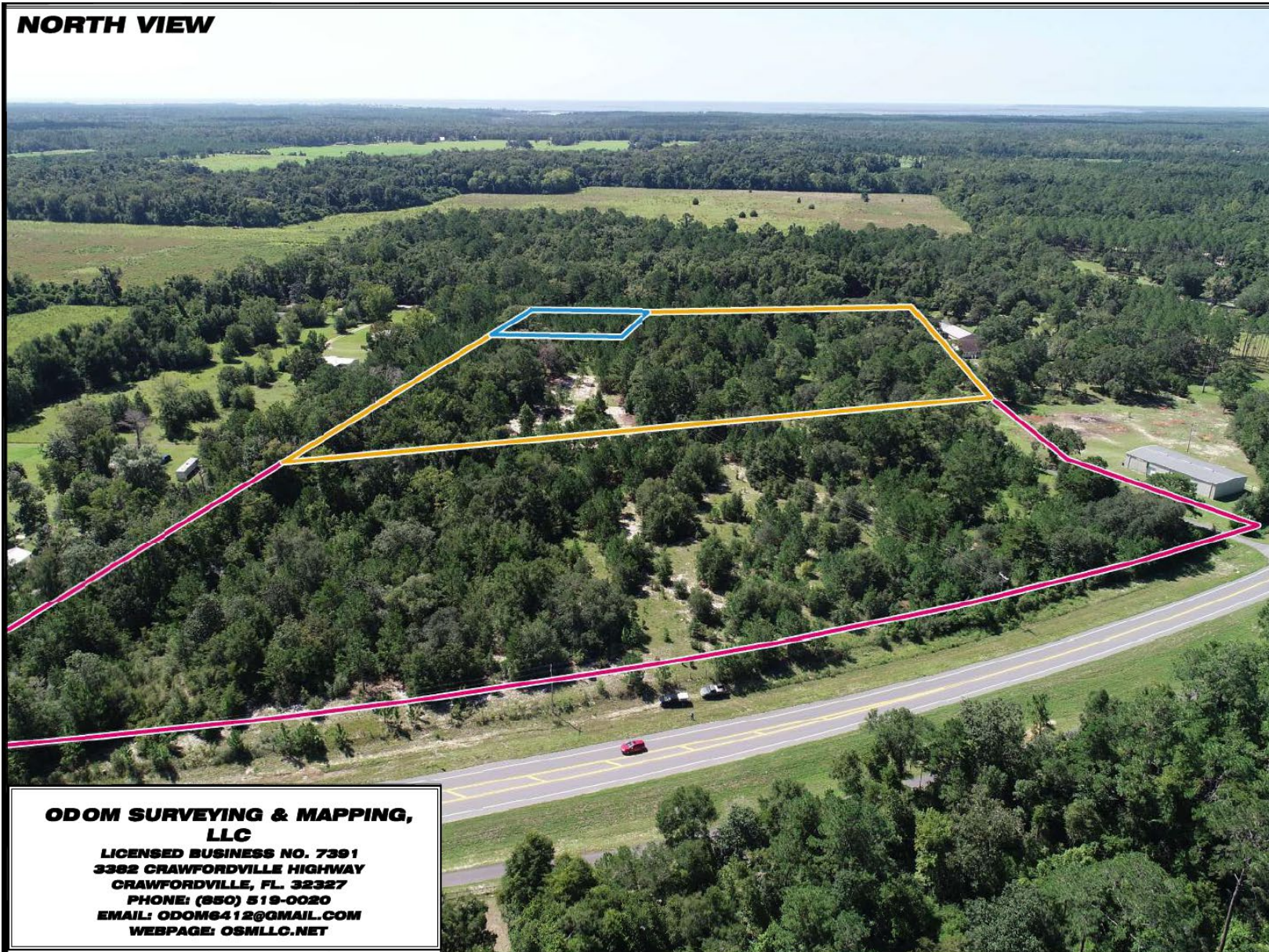
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NORTH VIEW



**COLDWELL BANKER
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HARTUNG

NORTH VIEW



**ODOM SURVEYING & MAPPING,
LLC**

**LICENSED BUSINESS NO. 7391
3382 CRAWFORDVILLE HIGHWAY
CRAWFORDVILLE, FL. 32327
PHONE: (850) 519-0020
EMAIL: ODOM6412@GMAIL.COM
WEBPAGE: OSMLLC.NET**

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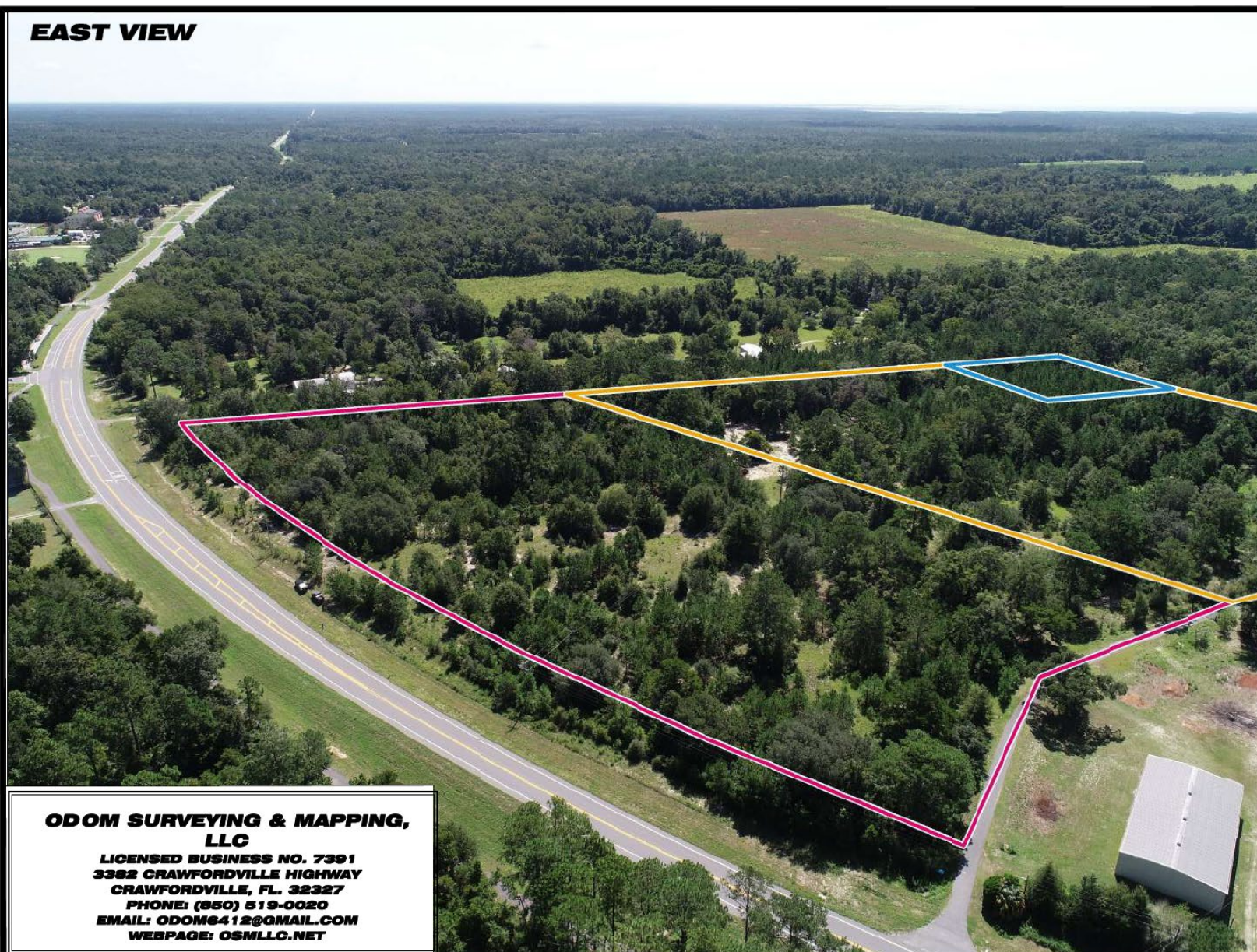
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EAST VIEW



**COLDWELL BANKER
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EAST VIEW



ODOM SURVEYING & MAPPING, LLC

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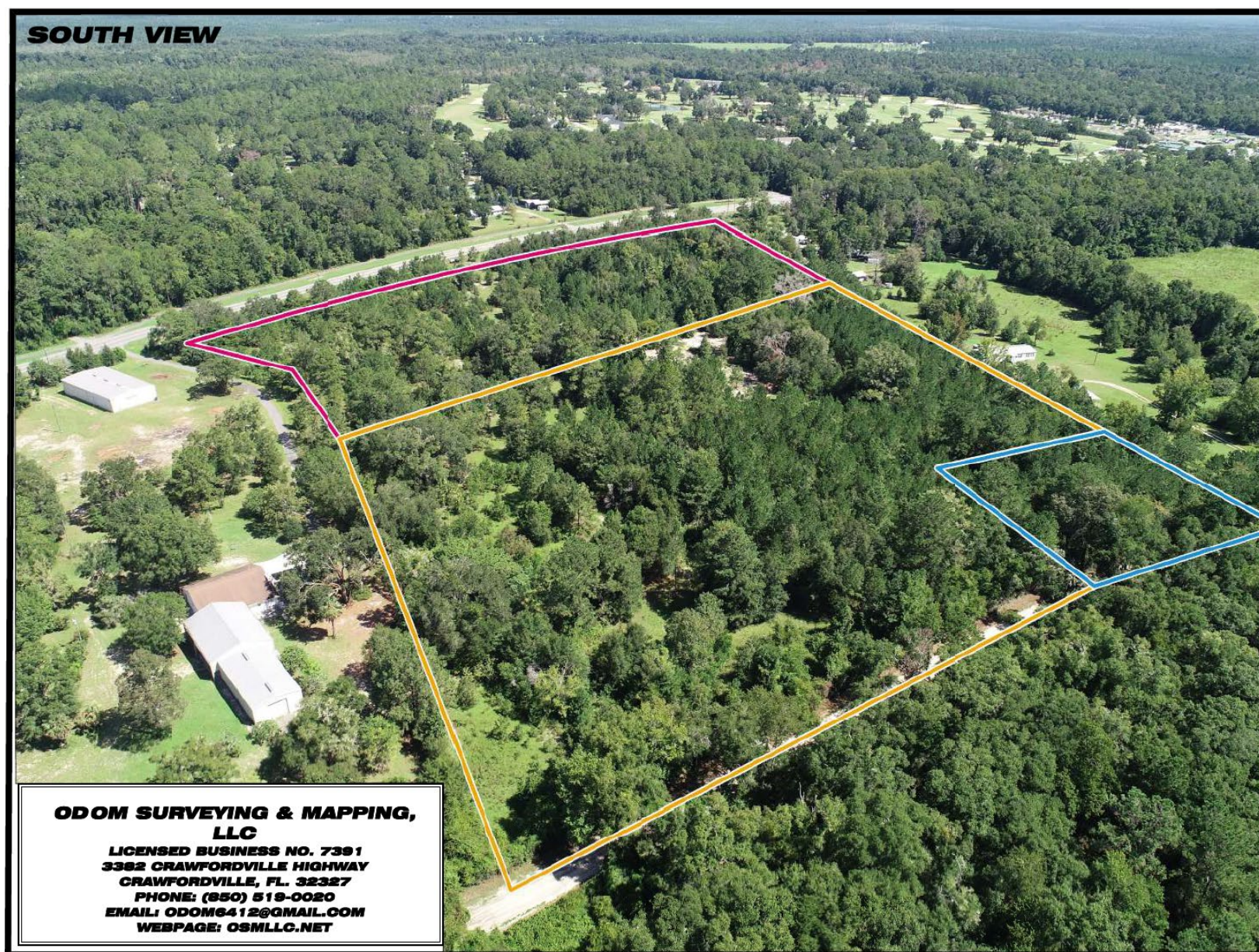
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SOUTH VIEW



**COLDWELL BANKER
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LLC**

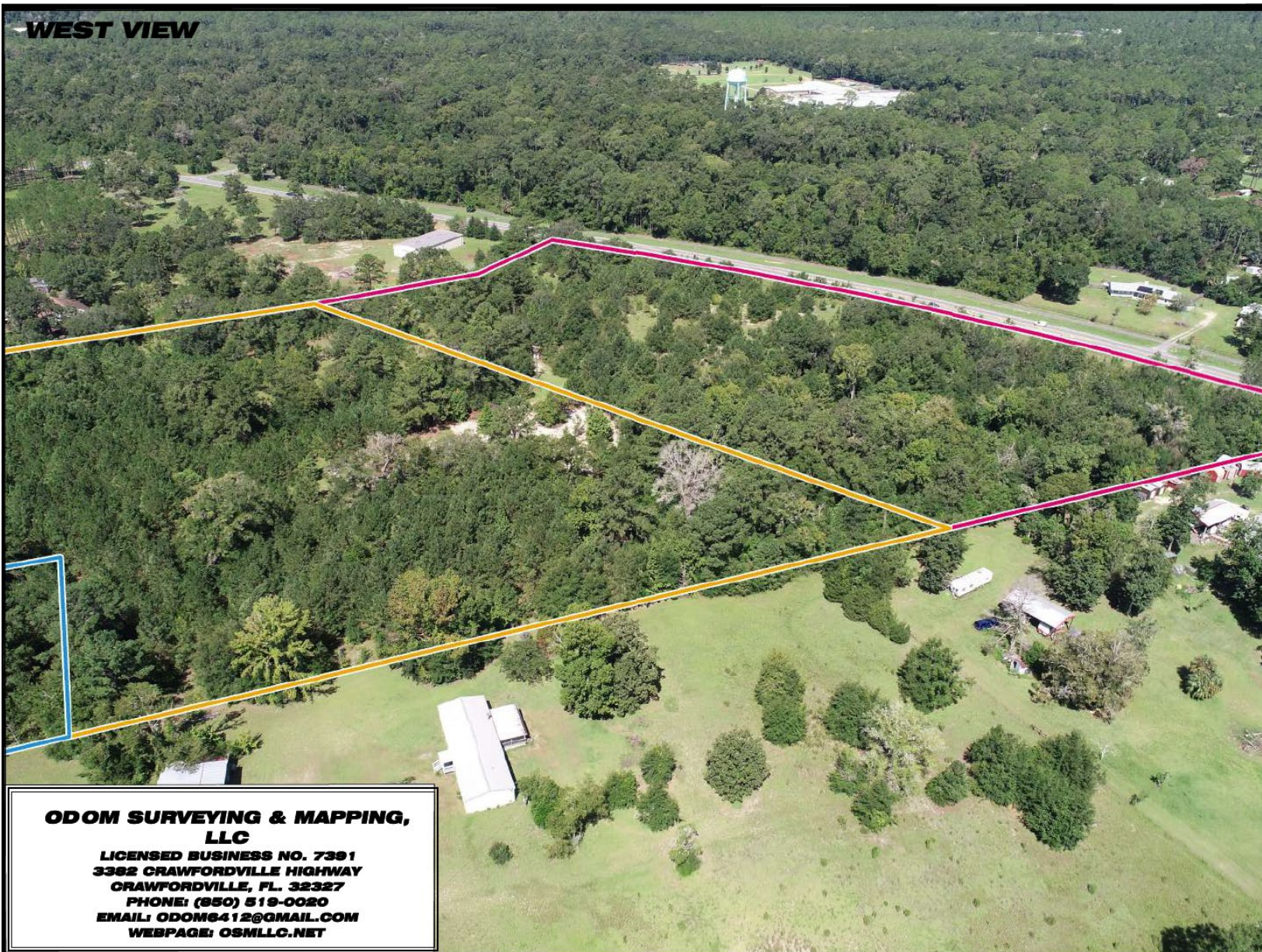
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PHONE: (850) 519-0020
EMAIL: ODOM6412@GMAIL.COM
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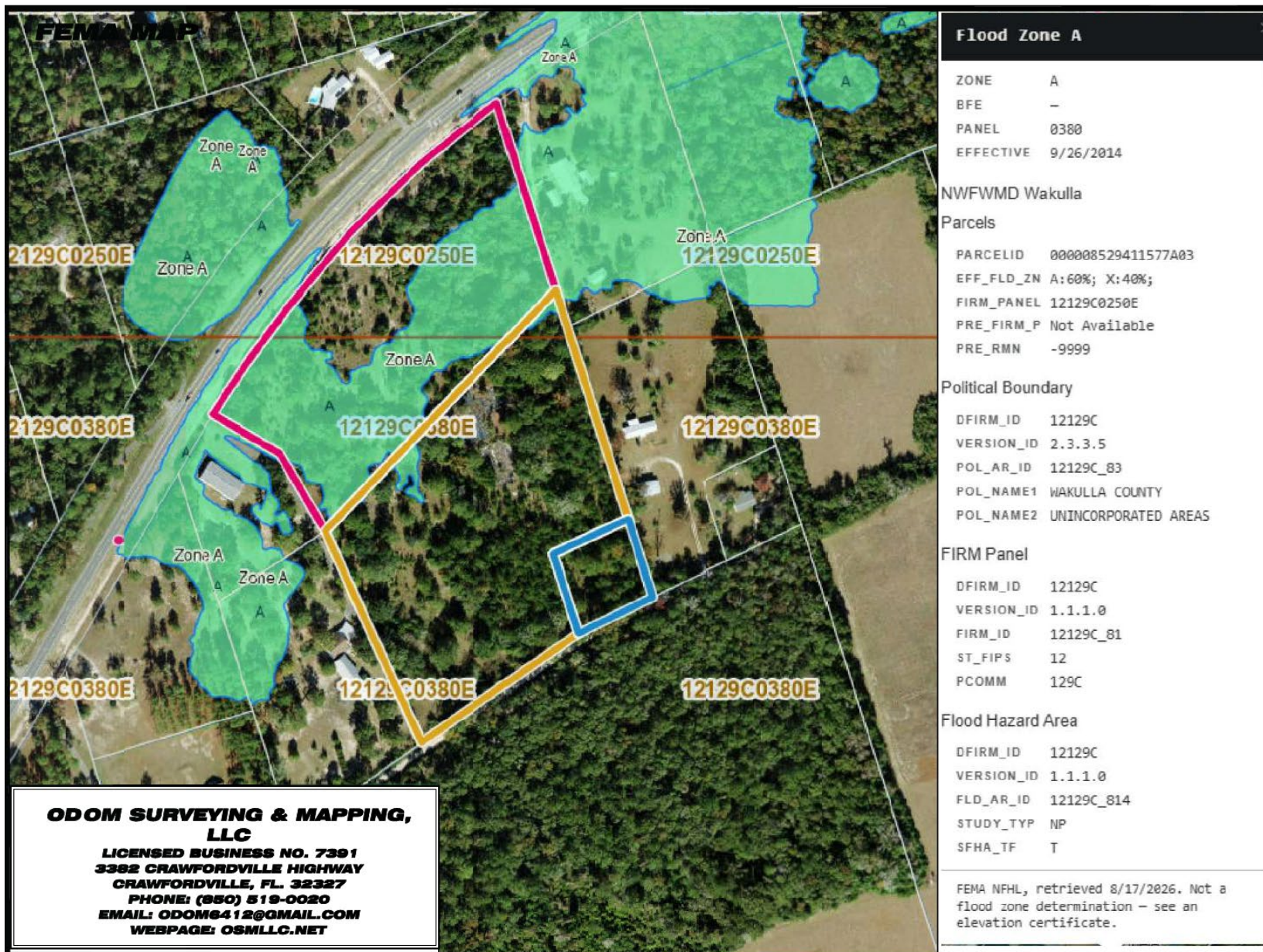
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FLOOD ZONE A



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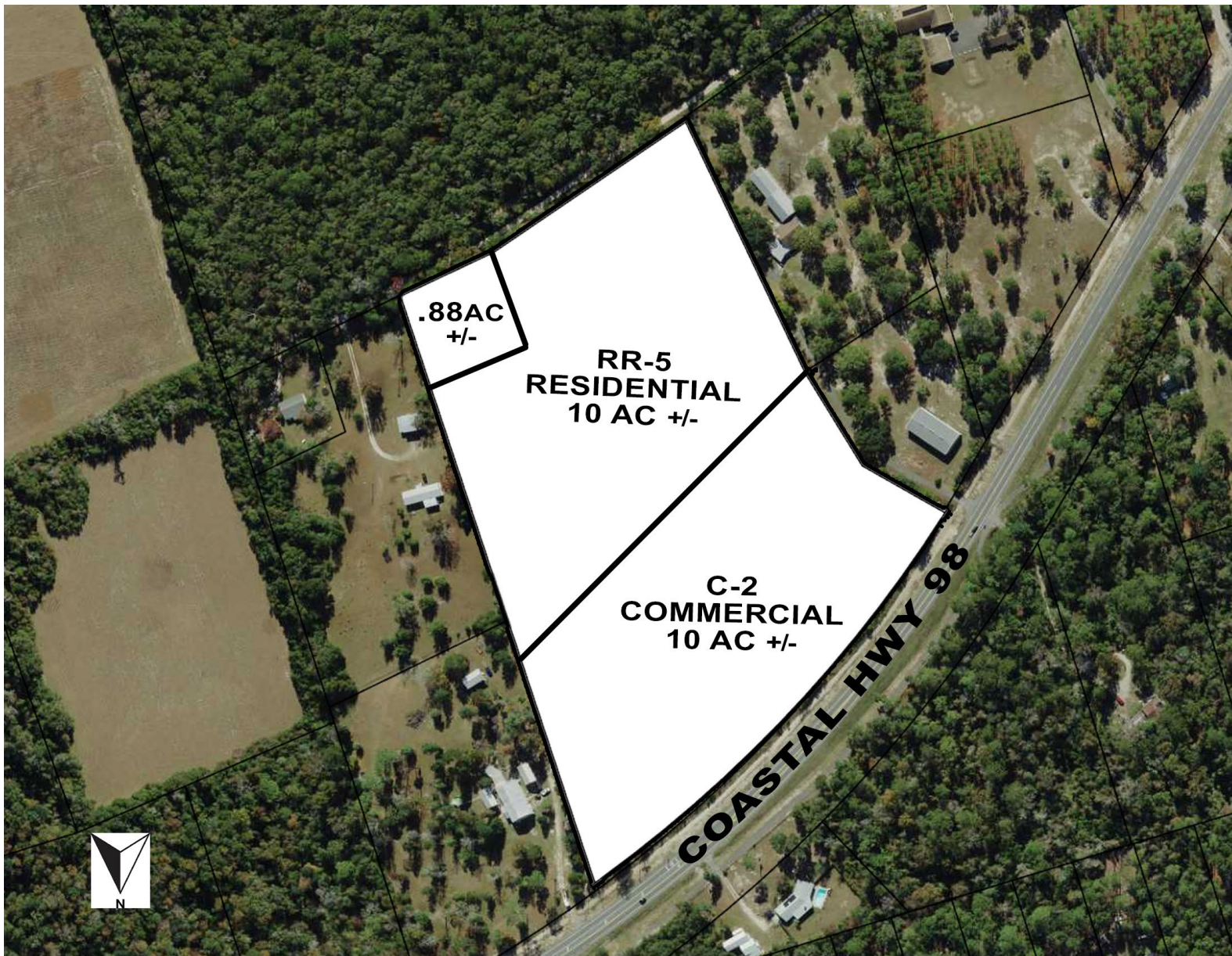
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PLAT MAP



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BUSINESS LOCATOR MAP



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LOCATION MAP



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DEMOGRAPHICS

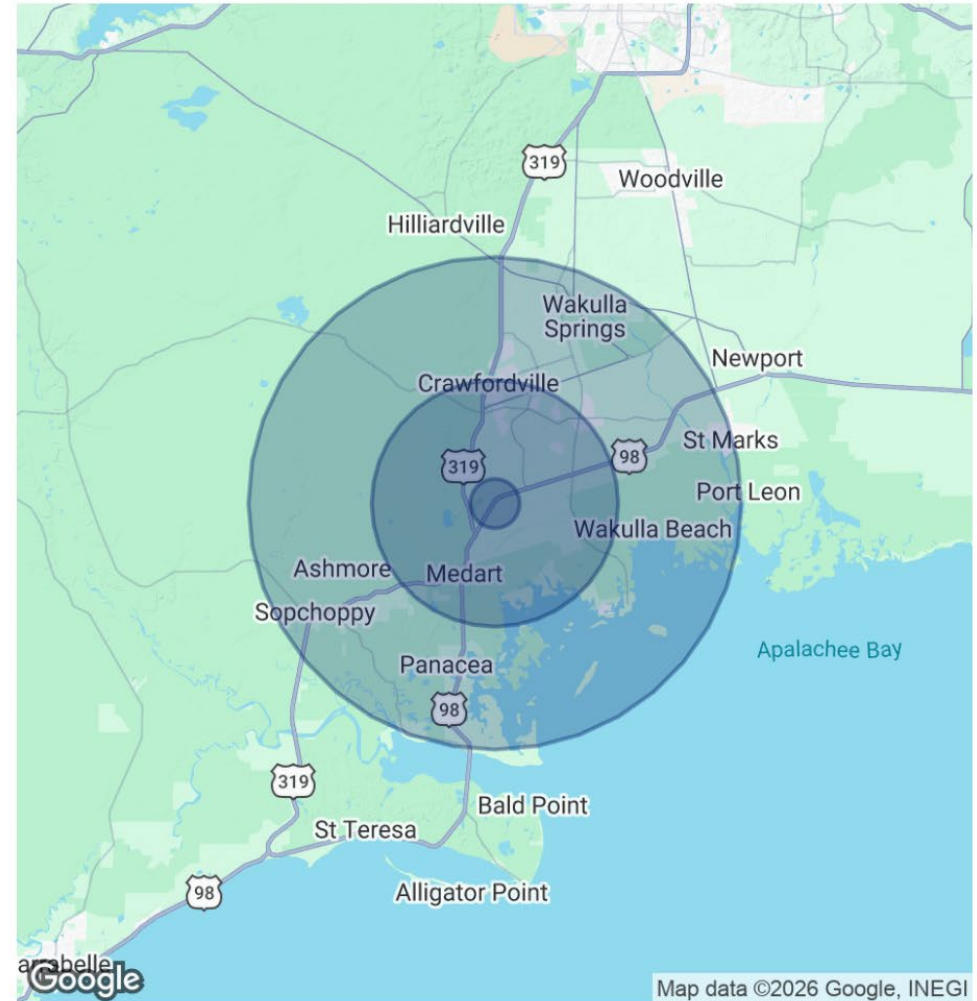


**COLDWELL BANKER
COMMERCIAL**
HARTUNG

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	586	11,244	22,960
Average Age	39.9	41.3	41.4
Average Age (Male)	36	40.5	40.6
Average Age (Female)	53.4	47.2	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	225	4,643	8,854
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$84,291	\$85,097	\$90,209
Average House Value	\$148,014	\$203,813	\$213,079

2023 American Community Survey (ACS)



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ZONING & DEVELOPMENT INFORMATION

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C-2 GENERAL COMMERCIAL DISTRICT



**COLDWELL BANKER
COMMERCIAL**
HARTUNG

Sec. 5-38. C-2 General Commercial District regulations.

- (1) *District intent.* The provisions of this district are intended to provide areas for general business uses to meet the needs of a community-wide market. The areas designated in this district are intended to abut certain principal streets, in conformance with the comprehensive plan, which have frontage adaptable to the designated uses. This district is intended to encourage concentrations of general commercial activities on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged. This zoning district is permissible in the Rural-2, Rural-3, Urban Fringe, Urban Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.
- (2) *Special requirements.*
 1. For all uses within this district that abut a residential district, the following restrictions apply:
 - (a) A landscape barrier pursuant to section 6-31 shall be erected to separate and screen the districts.
 - (b) When abutting residential districts the abutting yard setback shall be twice the standard requirement.
 - (c) Exterior lighting shall not be directed so that beams shine on and create a nuisance in residential areas.
 2. Single-family residential dwelling units or community residential homes (small) are permitted in this district when accompanied by an on-going commercial business that complies with the requirements of this district. A community residential home (small) is permitted only when accompanied by a separate and distinct on-going commercial business that complies with the requirements of this district. The intent of this provision is to accommodate the joint use of a single property by one family that resides and operates a business on a single property.
 3. Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial roadway, unless no such alternate access is available.
- (3) *Principal uses.*
 1. Amusement and recreation services—Completely indoors.
 2. Antique shops.
 3. Apparel and accessory stores.
 4. Automotive sales.
 5. Auto and home supply stores.
 6. Bakeries.
 7. Banking, credit agencies and financial institutions.
 8. Barber shops and hair salons.
 9. Boardinghouse, roominghouse, lodginghouse or dormitory.
 10. Candy, nut and confectionery stores.
 11. Carwashes.
 12. Certified recovery residence.
 13. Child daycare centers.

14. Churches and other houses of worship including convents and rectories.
15. Convenience stores, without fuel sales.
16. Credit agencies.
17. Drug and proprietary stores.
18. Dry-cleaning and laundry services, including self-service laundries.
19. Eating and drinking establishments.
20. Educational services.
21. Fitness centers.
22. Fruit and vegetable markets.
23. Funeral homes.
24. Furniture, home furnishing and equipment stores.
25. Gardening and planting services.
26. Government offices and services.
27. Grocery stores.
28. Home decor and accessory sales.
29. Hotels, motels, motor lodges and tourist courts.
30. Light infrastructure.
31. Liquor and package stores.
32. Long-term care facilities.
33. Mailing, printing, photocopying and graphic design services.
34. Meat and fish markets.
35. Medical and dental offices and services, laboratories, and clinics.
36. Medical marijuana dispensaries.
37. Membership organizations.
38. Micro-brewery and beer garden.
39. Mini-warehouses, including boat and recreational vehicle storage.
40. Multi-family dwellings if located above the first floor of any legally established non-residential use.
41. Museums, art galleries, botanical gardens, and zoological parks.
42. Newsstands, books and greeting card sales.
43. Outpatient care facilities.
44. Pet shops and supply.
45. Professional offices (lawyers, consultants, real estate agents).
46. Schools and educational facilities.
47. Security and commodity brokers, dealers, exchange and services.

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- 48. Shopping centers.
- 49. Social services.
- 50. Spa and esthetician services.
- 51. Studios for photography, music, art, dance, drama, and voice.
- 52. Theaters (except drive-ins).
- 53. Thrift stores and used merchandise stores.
- 54. Other uses, which in the opinion of the planning director, are of a similar and compatible nature to those uses described in this district.

(4) *Conditional uses.*

- 1. Alcoholic beverage establishments.
- 2. Amusement and recreation services—outdoors.
- 3. Automotive repair.
- 4. Automotive service stations.
- 5. Bed and breakfast services.
- 6. Cemeteries.
- 7. Food and kindred products manufacturing, processing, and packaging.
- 8. Hardware, plumbing and heating equipment and supply stores.
- 9. Hospitals.
- 10. Live entertainment establishments.
- 11. Lumber and other construction material store.
- 12. Motion picture drive-in theaters.
- 13. Parking lots and garages (commercial).
- 14. Public and private recreation facilities.
- 15. Production, processing and storage of apparel and piece goods, electronic and related products and miscellaneous durable and nondurable goods that are unlikely to cause objectionable impacts such as odor, noise, fumes, or dispersion of waste or radiation to be detected off-site.
- 16. Convenience stores, with fuel sales.
- 17. Livestock services.
- 18. Self-service vending business.

(5) *Development standards.*

1. *Minimum lot or site size.*

- (a) Area: None.
- (b) Width: None.
- (c) Depth: None.

2. *Minimum building setbacks.*

- (a) Front: 25 feet.
- (b) Rear: 25 feet.
- (c) Side: 15 feet.

3. *Maximum building restrictions.**

- (a) Coverage: 60 percent.
- (b) Height: 50 feet, not to exceed three stories.
- (c) Density: Eight dwelling units per acre.

***Note**—Density and building coverage may be further restricted by the comprehensive plan.

(Ord. No. 85-4, 7-23-1985; Ord. No. 86-3, § 31, 4-2-1986; Ord. No. 13-20, § 2, 9-3-2013; Ord. No. 2015-16, § 4, 10-19-2015; Ord. No. 2015-22, art. 2, 12-7-2015; Ord. No. 2017-20, art. 4, 9-18-2017; Ord. No. 2017-22, § 4, 11-6-2017; Ord. No. 2018-32, § 20, 9-17-2018; Ord. No. 2020-31, § 5, 11-2-2020; Ord. No. 2023-28, § 2, 11-6-2023; Ord. No. 2023-30, § 2, 11-20-2023; Ord. No. 2025-21, § 2, 12-8-2025; Ord. No. 2026-03, § 3, 2-2-2026; Ord. No. 2026-05, § 3, 3-2-2026)

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RR-5 RURAL RESIDENTIAL DISTRICT



COLDWELL BANKER
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HARTUNG

Sec. 5-26. RR-5 Rural Residential District regulations.

- (1) *District intent.* The provisions of this district are to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts. This zoning district is permissible in the Rural-1, Rural-2, Rural-3, Urban Fringe, Urban Core, Conservation Residential, and Public Facilities land use categories as designated in the comprehensive plan.
- (2) *Special requirements.* None.
- (3) *Principal uses.*
 1. Agricultural production, crops and livestock.
 2. Community residential home (small).
 3. Government offices and services.
 4. Light infrastructure.
 5. Livestock and agricultural equipment barns.
 6. Mobile homes.
 7. Single-family dwellings.
- (4) *Conditional uses.*
 1. Cemeteries.
 2. Churches and other houses of worship including convents and rectories.
 3. Public and private recreation facilities.
 4. Schools.
- (5) *Development standards.*
 1. *Minimum lot size.*
 - (a) Area: five acres.
 - (b) Width: 150 feet. Forty feet for cul-de-sac lots.
 - (c) Depth: N/A.
 2. *Minimum building setbacks.*
 - (a) Front: 25 feet.
 - (b) Rear: 15 feet.
 - (c) Side: eight feet.
 3. *Maximum building restrictions.**
 - (a) Coverage: N/A.
 - (b) Height: 35 feet.
 - (c) Density: one dwelling unit per five acres.

*Note—Density and building coverage may be further restricted by the comprehensive plan.

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SOTTILARE CROSSING PUD



**COLDWELL BANKER
COMMERCIAL**
HARTUNG

SOTTILARE CROSSING

**A Planned Unit Development
Rezoning Application
And
Preliminary Subdivision Plat**

**August 31, 1999
Modified
September 15, 2003**

**(Submitted by Robert and Mary Sottilare (850) 926-4120
3657 Coastal Highway, Crawfordville, FL 32327)**

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SOTTILARE CROSSING PUD



**COLDWELL BANKER
COMMERCIAL**
HARTUNG

Page 1 of 2
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Project Overview

Sottilare Crossing is located on 27.23 acres on U.S. Highway 98, approximately 1 mile East of Medart in Hartsfield Survey Lot 85, Wakulla County, Florida. This site is bordered on the North and East by large tract agricultural and residential uses and on the South and West by a church and moderate density residential development.

Under the current Rural 2 comprehensive plan designation, the property is eligible for construction of thirteen (13) single-family residential lots. The intent of the PUD rezoning (modification) request is to restrict the development rights to two (2) single-family home sites and two (2) commercial lots.

The Environmental Features

Soils are predominately Otella-Alpin fine sands, 0 to 5 percent (Soil Survey of Wakulla County, Florida). The topography is nearly flat with an average elevation of 20, NAVD. The site is developed with an existing home and outbuildings. The balance of the site is being maintained as open pastureland. The highly disturbed nature of the area is not likely to provide habitat for threatened or endangered plant or animal species. The lot is within Flood Zones A and C, according to FEMA maps.

Zoning Restrictions

Lots 1 and 4 will conform to all requirements of RR-5 semi-urban residential zoning district, specifically, lot size, setbacks and principal uses. Principal uses shall not include mobile homes. Lots 2 and 3 will conform to all requirements of C-2 zoning.

Traffic Analysis

The proposed subdivision will have direct access to U.S. Highway 98, a two lane, minor arterial serving East and West bound traffic. The Florida Department of Transportation, Traffic Operations Department measured 4,455 Daily Trips on March 31, 1998 and has rated the segment at a Level of Service B. The proposed residential traffic would have less than a 3% impact of existing traffic volumes and is considered insignificant. It is estimated that the 2 residential lots will generate 20 Average Daily Vehicle Trips (Institute of Transportation Engineers, Trip Generation Manual, 5th Ed.).

Access Restrictions

Lots 1 & 2 will have direct access to U.S. 98 by way of an existing drive, Lot 3 will access U.S. 98 by way of a new driveway to be added later. Lot 4 will access through Coville St., a County maintained street.

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Utility Plan

Sewer will be provided by Wakulla County on Commercial lots 2 and 3. Sewer will be provided to Lots 1 and 4 by on site septic systems. Water and fire protection will be provided by the City of Sopchoppy, via a 6" water main also on the North side of Highway 98. Electric is available through Talquin Electric and solid waste collection will be available through Waste Management.

Stormwater Management Plan

No stormwater facilities are planned for the development.

COLDWELL BANKER COMMERCIAL HARTUNG

3303 Thomasville Rd., #201, Tallahassee, FL 32308 850.386.6160

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SOTTILARE CROSSING PUD



COLDWELL BANKER
COMMERCIAL
HARTUNG

October 1, 2003

Wakulla County Community
Development Department
3093 Crawfordville Highway
Crawfordville, FL 32327

To Whom It May Concern:

As the owners of the Sottilare Crossing PUD Development Plan, we are officially requesting that your department modify the aforementioned PUD. The original plan approved by the Board of County Commissioners on 5/15/00 consisted of seventeen (17) lots with mixed use (residential and commercial). The requested revision will downscale the PUD to two (2) residential lots and two (2) commercial lots.

Thanks you for your assistance in this matter.

Sincerely,


Robert Sottilare


Mary Sottilare

COLDWELL BANKER COMMERCIAL HARTUNG

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