



Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SPD _____
Application Fee \$500.00
Receipt No. _____
Filing Date _____
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

- Project Name: TRAFCO SITE PLAN
- Address of Subject Property: TBD SW WINDSWEPT GLEN, LAKE CITY, FL
- Parcel ID Number(s): 24-4S-16-03120-705
- Future Land Use Map Designation: INDUSTRIAL
- Zoning Designation: ILW
- Acreage: 2.01
- Existing Use of Property: VACANT
- Proposed use of Property: OFFICE, LIGHT MANUFACTURING AND STORAGE
- Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 8160
 - Relocation of an existing structure: Total square footage _____
 - Increase in impervious area: Total Square Footage 14228

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
 - Property Owner Name (title holder): TRAFCO LLC
 - Mailing Address: 17760 BEACH PAR1367 SW SKYLINE LOOP
 - City: LAKE CITY State: FL Zip: 32038
 - Telephone: () 561.389.6800 Fax: () Email: tom@gardeninminutes.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NO
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

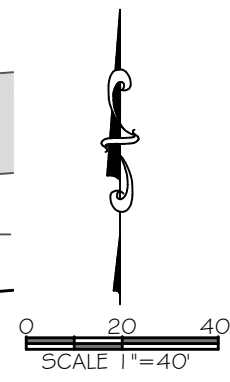
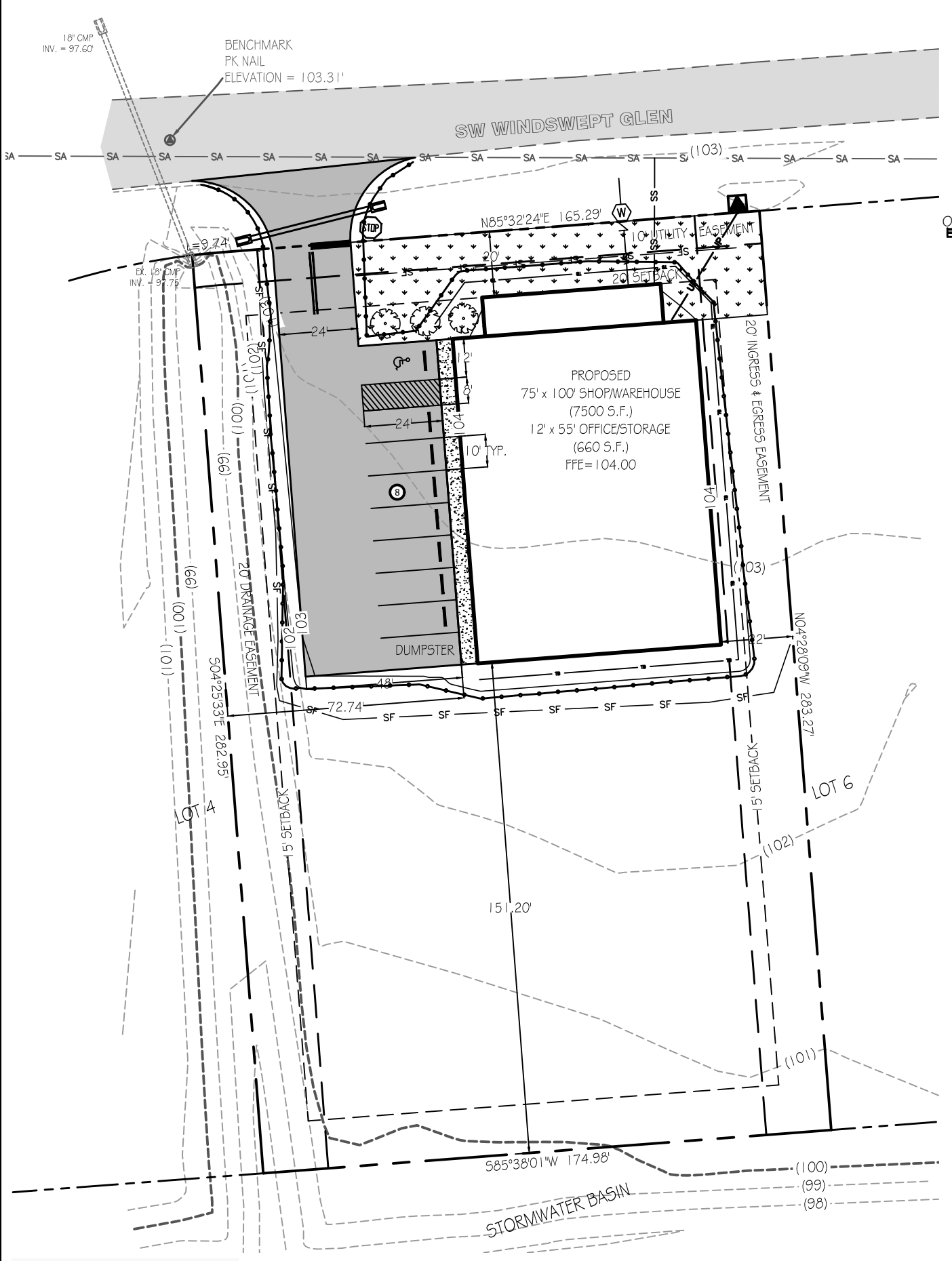
Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

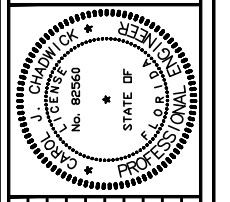
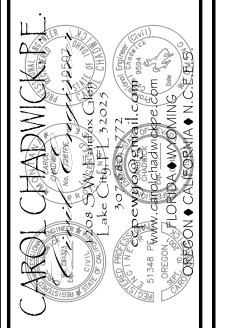


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by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
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B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.08.15
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DEVELOPMENT INFORMATION			
NEW MANUFACTURING FACILITY AND ASSOCIATED UTILITIES AND PARKING			
PARCEL NUMBER	24-45-16-03-120-705		
ZONING	LW		
LAND USE	INDUSTRIAL		
ADDRESS	1700 SW WINDSWEPT GLEN, LAKE COUNTY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	49658	1.14	100
ON SITE DISTURBANCE AREA	22323	0.51	44.95
OFF SITE DISTURBANCE AREA	0	0.00	
TOTAL DISTURBANCE AREA	22323	0.51	44.95
PROPOSED IMPERVIOUS AREA			
BUILDING	8160	0.19	16.43
SIDWALK	500	0.01	1.01
ASPHALT PARKING & DRIVEWAYS	5568	0.13	11.21
TOTAL IMPERVIOUS AREA	14228	0.35	28.65
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 1.0% OF OFF-STREET PARKING (5568 SF) 1 TREE PER 200 SF OF LANDSCAPING 1237 S.F. LANDSCAPING & 6 TREES		
PROPOSED AREA	3371 S.F. & 3 TREES		
PARKING			
REQUIRED SPACES*	PER SECTION 4.16.11, COLUMBIA COUNTY L.D.R. STORAGE: 1 PARKING SPACE PER 5000 S.F. OF FLOOR AREA 4830 / 5000 = 1 PARKING SPACES MANUFACTURING: 1 PARKING SPACE PER 500 S.F. OF FLOOR AREA 3000 / 500 = 6 PARKING SPACES PER SECTION 4.13.11, COLUMBIA COUNTY L.D.R. OFFICE: 1 PARKING SPACE PER 200 S.F. OF FLOOR AREA 330 / 200 = 2 PARKING SPACES 8 TOTAL INCLUDING 1 ADA SPACE		
PROPOSED SPACES	8 INCLUDING 1 HANDICAP SPACE		

*4830 S.F. STORAGE, 3000 S.F. MANUFACTURING & 330 S.F. OFFICE



NO.	REVISION DESCRIPTION	DATE

PREPARED FOR:
 TRAFCO, LLC
 1367 SW SKYLINE LOOP
 FORT WHITE, FL 32038
 CONTACT: TOM TRAFICANTE
 561.389.6800
 tom@gardenminutes.com

TRAFCO SITE PLAN
 OVERALL SITE PLAN

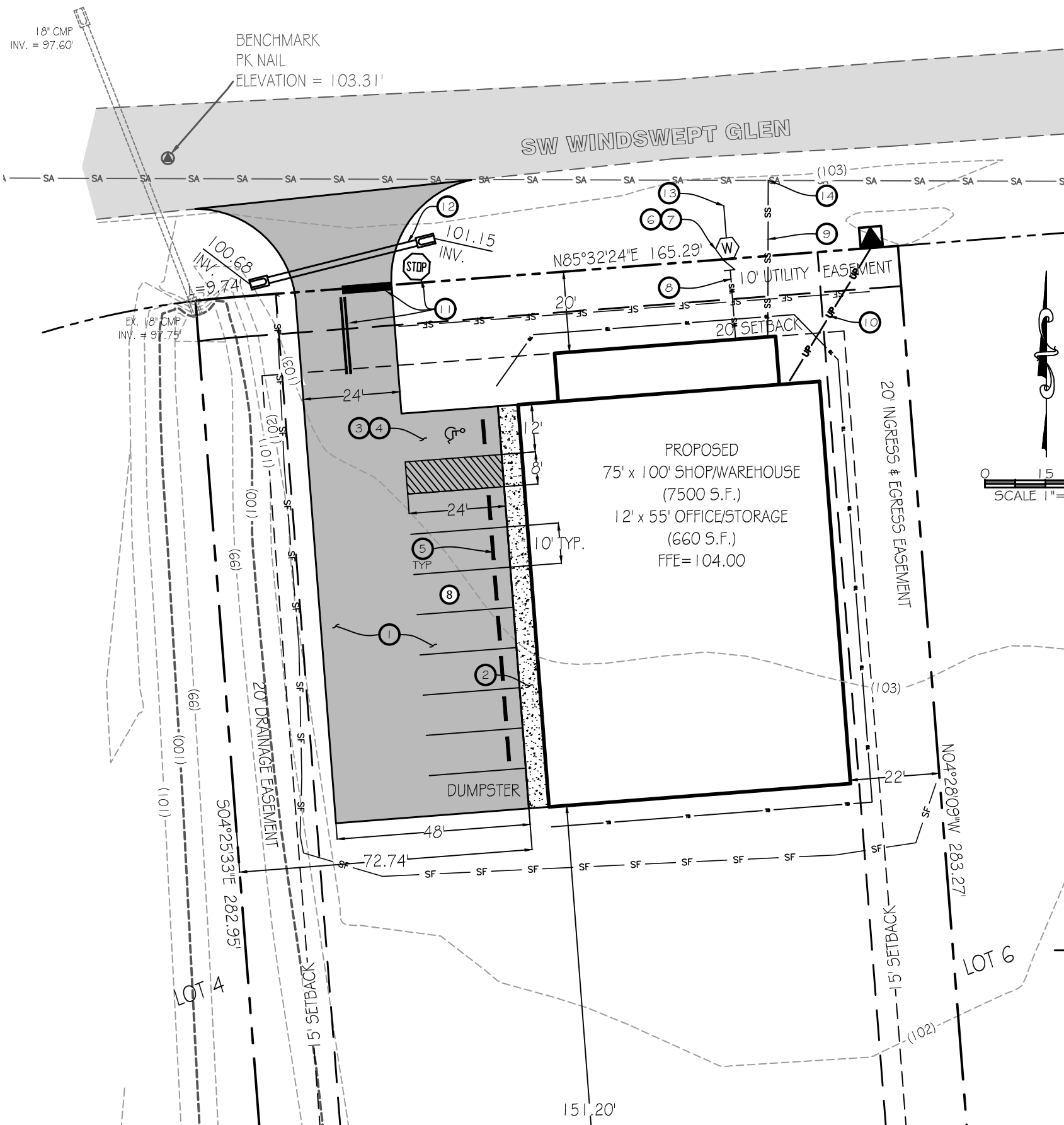
PROJECT NO. FL24311
 DATE AUG. 15, 2024
 REVISION DATE
 SHEET 3 of 6

Digitally signed by Carol Chadwick
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 Date: 2024.08.15 15:59:54 -04'00'

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



C:\CONSULTING\JOB FILES\TRAFCO\FL243 1\DWG\PLANS\FL243 1 1-04-SITE.dwg, 8/15/2024 9:58:07 AM



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

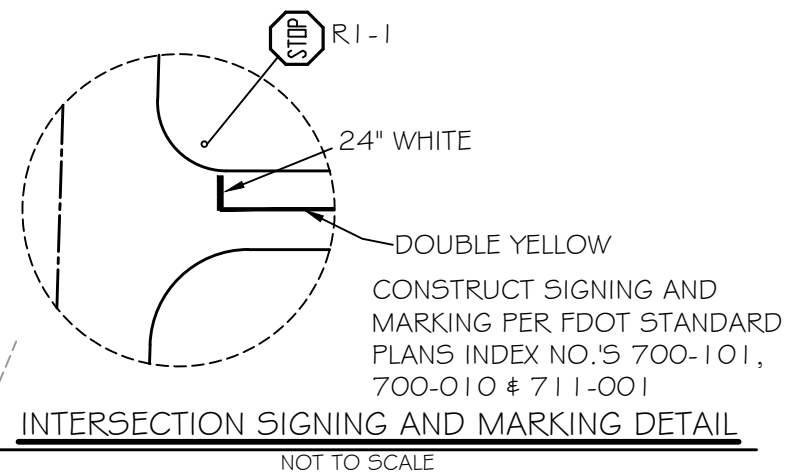
1	1-1/2" AC PAVEMENT OVER 6" LIMEROCK BASE	6394 S.F.
2	CONCRETE SIDEWALK	500 S.F.
3	HANDICAP PARKING STALL PER DETAILS ON SHEET 2	1 EA.
4	HANDICAP PARKING SIGN PER DETAIL ON SHEET 2	1 EA.
5	WHEEL STOP PER DETAIL ON SHEET 2	8 EA.
6	WATER METER	1 EA.
7	BACKFLOW PREVENTER	1 EA.
8	1/2" WATER SERVICE	33 L.F.
9	6" SEWER SERVICE	39 L.F.
10	ELECTRIC SERVICE	1 EA.
11	INSTALL 36" STOP SIGN AND 24" WHITE STOP BAR PAVEMENT MARKINGS PER DETAIL ON SHEET 4	1 EA.
12	18" CMP CULVERT @ S=1.00% WITH MITERED END SECTIONS	38 L.F.
13	CONNECT TO EXISTING WATER MAIN PER LAKE CITY DETAIL 408	1 EA.
14	CONNECT TO EXISTING SEWER MAIN PER LAKE CITY DETAIL 204	1 EA.

DRAINAGE NOTE

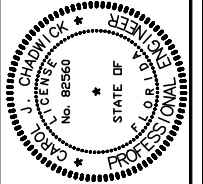
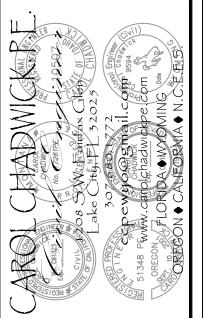
PER ERP-023-208042, MAXIMUM IMPERVIOUS SURFACE SHALL BE 60%. TOTAL IMPERVIOUS SURFACE AS SHOWN HEREON IS 28.65%.

NOTES

- SIGN PER SEPARATE PERMIT
- CITY OF LAKE CITY TO EXTEND WATER LINE TO SITE



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NO.	REVISION DESCRIPTION	DATE

PREPARED FOR:
 TRAFCO, LLC
 1367 SW SKYLINE LOOP
 FORT WHITE, FL 32038
 CONTACT: TOM TRAFICANTE
 561.389.6800
 tom@gardenminutes.com

TRAFCO SITE PLAN
 SITE PLAN

PROJECT NO.	FL243 1
DATE	AUG. 15, 2024
REVISION DATE	
SHEET	4 of 6

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DANIEL & GORE, LLC

Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH.: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

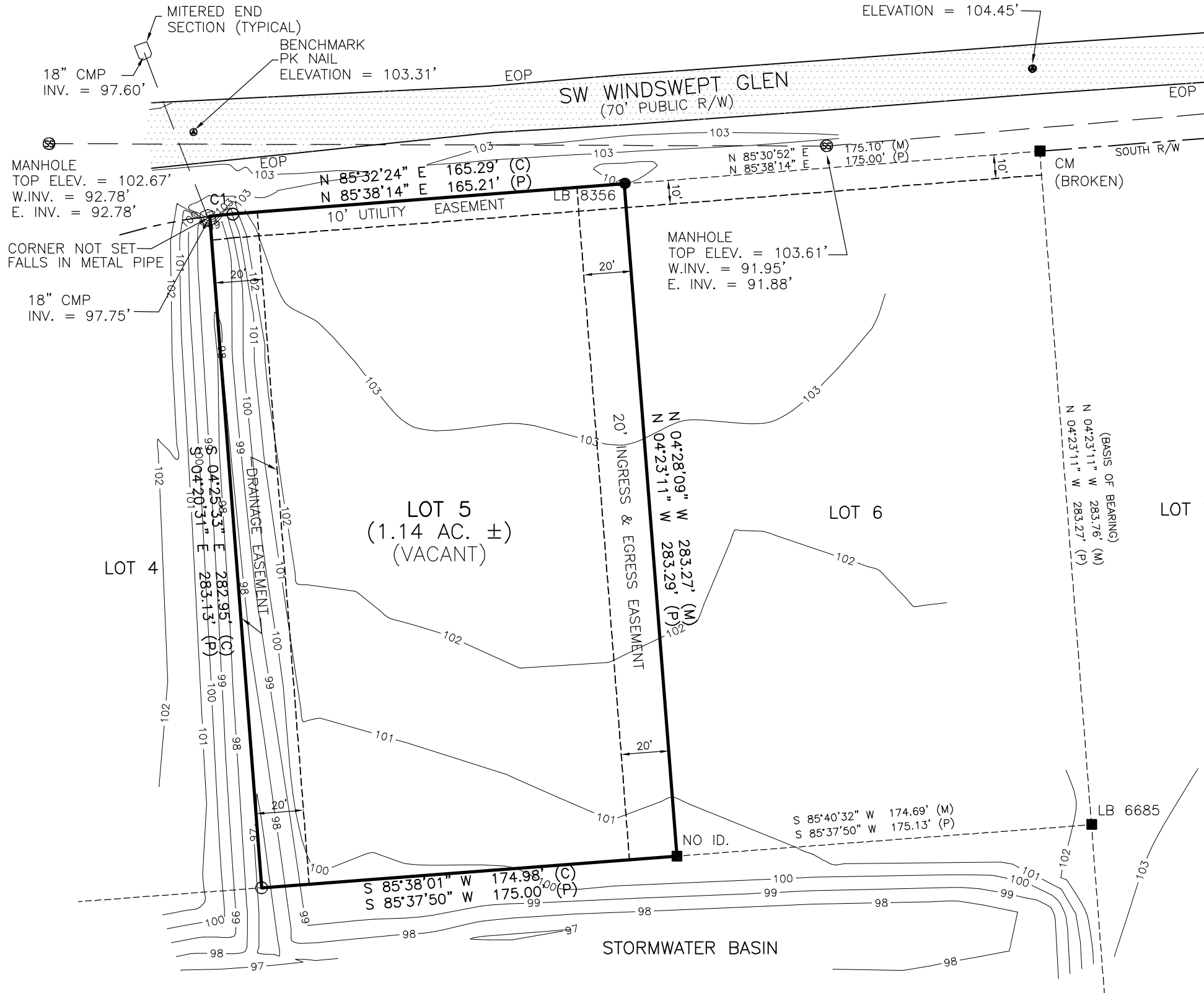
DESCRIPTION

LOT 5, WINDSWEPT INDUSTRIAL SUBDIVISION UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 1 THROUGH 2, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOPOGRAPHIC SURVEY

OF
LOT 5, WINDSWEPT INDUSTRIAL
UNIT 7
SECTION 24, TWP 4-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (C)	227.00'	2°27'31"	9.74'	S 84°25'01" W	9.74'
C1 (P)	227.00'	2°27'27"	9.78'	S 84°25'01" W	9.74'



BENCHMARK
PK NAIL
ELEVATION = 104.45'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF LOT 6, BEING N 04°23'11" W, ASSUMED. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ◇ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- R/W - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X - X DENOTES FENCE
- E - E DENOTES OVERHEAD ELECTRIC
- ⊖ - POWER POLE
- ▨ - CONCRETE

SCALE: 1" = 50'



SURVEY FOR: TRAFCO, LLC
ABSTRACT & TITLE SERVICES, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

06/20/2024
DATE OF CERTIFICATE
06/18/2024
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER:
240082

APPROVED:
BSD

DRAWN BY:
BC

FIELD BOOK
49 : 58
EFB

SHEET NO.
1 OF 1

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 15, 2024

re: Trafco Site Plan Drainage Memo

Per ERP-023-208042 previously permitted by SRWMD, this site can have a maximum of 60% impervious surfaces. As shown on this site plan, the project will have 28.65% impervious surface.

Parcel area: 49,658 s.f.

Proposed impervious surface: 14,228 s.f.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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B4E7500032FEE, cn=Carol Chadwick
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Carol Chadwick, P.E.

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CC Job #FL24311

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Lake City, FL 32025

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August 15, 2024

re: Trafco Site Plan Fire Flow Report

ISO: $NFF = (C) (O) [1 + (X + P)] = 1000 * 0.85 [1 + (0 + 0)] = 850 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: C=1000

(O) = Occupancy factor: C-2=0.85

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 0.6\sqrt{8160} = 976 \rightarrow 1000$

Where:

F = the coefficient related to the construction type = 0.6


A = the effective building area = 8160 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 08/14/24, the water flow is 2412 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
 Carol Chadwick
 DN: c=US,
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 dnQualifier=A014
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 B4E7500032FEE,
 cn=Carol
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 Date: 2024.08.15
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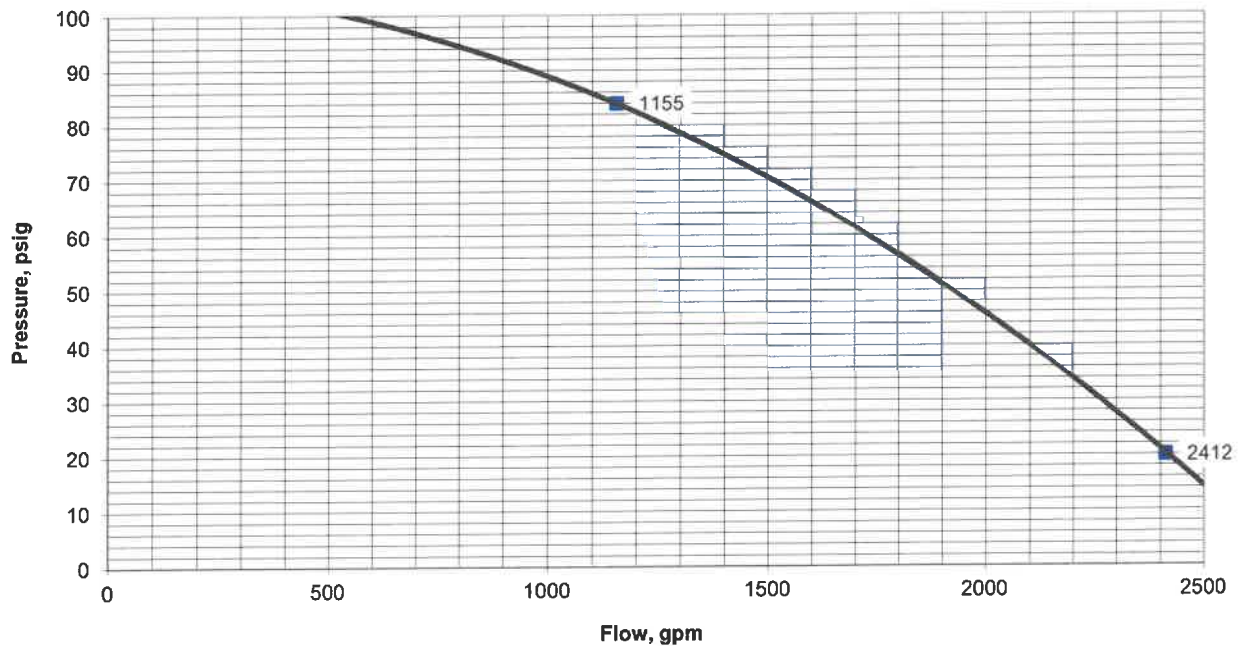
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 CC Job #FL24311

City of Lake City Water flow report

HYDRANT # & LOCATION: **359 SW Windswept Glenn** DATE: **8/14/2024**
 TEST BY: **Al/John** Day: **Wednesday** Time: **10:25** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	60		
GPM:	1155	0	0
TOTAL FLOW DURING TEST:	1155 GPM		
STATIC READING:	106 PSI		RESIDUAL: 84 PSI
RESULTS: AT 20 PSI RESIDUAL	2412 GPM		AT 0 PSI 2701 GPM
ESTIMATED CONSUMPTION:	2311 GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

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ccpewyo@gmail.com

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August 15, 2024

re: Trafco Site Plan Concurrency Impact Analysis

The subject property will be used as an office, shop and storage yard. The proposed building will have 4 bathrooms. The proposed site will have minimal to no impact on the existing infrastructure, public utilities or schools. The site will utilize public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 110
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table I
- Environmental Engineering: Commercial Generation Study, Palm Beach County, Solid Waste Authority of Palm Beach County, FL, 1995

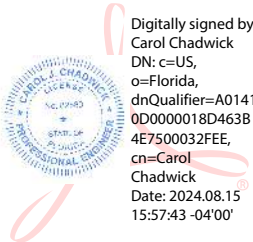
Summary of analyses:

- Trip generation: 57 Peak PM trips & Total ADT 8
- Potable Water: 1000 gallons per day
- Potable Water: 1000 gallons per day
- Solid Waste: 4 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
110	General Light Industrial	6.97	0.97	8.16	56.88	7.92

*KSF

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
per bathroom	250.00	4	1000

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
per bathroom	250.00	4	1000

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds per Day per S.F.	Total Floor Area	Total (Tons Per Year)
Clubhouse	6.61	7800.00	4

CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 15, 2024

re: Trafco Site Plan Comprehensive Plan Consistency Analysis

The Trafco Site Plan proposed site plan is consistent with Columbia County's Comprehensive Plan.

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is zoned ILW in a designated industrial area.

- Policy 1.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The site is located in an industrial park with access to I75. The site will be serviced by the City of Lake City water distribution system and sewer system.

- Policy 1.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is located in an industrial district.

- Policy 1.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The site will be constructed in 2024-2025.

- Policy 1.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon

existing land uses.

Consistency: The proposed use of the subject property is consistent other commercial uses in the area.

- Policy I.1.5 The county shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: No impacts to adjacent land topography or soil conditions will result due to the construction of the site.

- Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed site is compatible with other uses in the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.08.15 15:57:24 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24311

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/8/2024

Parcel: << **24-4S-16-03120-705 (45808)** >>

Owner & Property Info

Result: 1 of 0

Owner	TRAFCO LLC 1367 SW SKYLINE LP FORT WHITE, FL 32038		
Site			
Description*	LOT 5 WINDSWEPT INDUSTRIAL UNIT 7. WD 1517-2675,		
Area	1.14 AC	S/T/R	24-4S-16
Use Code**	VACANT INDUSTRIAL (4000)	Tax District	2
*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$57,000	Mkt Land	\$57,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$57,000	Just	\$57,000
Class	\$0	Class	\$0
Appraised	\$57,000	Appraised	\$57,000
SOH/10% Cap	\$46,535	SOH/10% Cap	\$45,489
Assessed	\$57,000	Assessed	\$57,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$10,465 city:\$0 other:\$0 school:\$57,000	Total Taxable	county:\$11,511 city:\$0 other:\$0 school:\$57,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/25/2024	\$95,000	1517 / 2675	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
4000	VAC INDUSTRIAL (MKT)	1.140 LT	1.0000/1.0000 1.0000/ /	\$50,000 /LT	\$57,000

Search Result: 1 of 0

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by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/8/2024 and may not reflect the data currently on file at our office.

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20227

Inst: 202412013823 Date: 06/27/2024 Time: 9:02AM
Page 1 of 2 B: 1517 P: 2675, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *HL*
Deputy Clerk Doc Stamp-Deed: 665.00

Warranty Deed

This Warranty Deed is executed this 25 day of June 2024 by Daniel Crapps, Individually and as Trustee of the Windswept Land Trust dated November 1, 1999, whose address is 291 NW Main Boulevard, Lake City, FL 32055, hereinafter called the grantor, to Trafco, LLC, a Florida Limited Liability Company, whose address is 1367 Southwest Skyline Loop, Fort White, FL 32038, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 5, WINDSWEPT INDUSTRIAL SUBDIVISION UNIT 7, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 1 through 2, of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the Homestead of the Grantor.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness

Lisa Hicks
Printed Name
4515 Lowe Lake Rd
Wellborn FL 32094
Witness Postal Address

Kristi L Ditter
Witness

Kristi L. Ditter
Printed Name
226 SW Guthrie Ter
Lake City, FL 32024
Witness Postal Address

Daniel Crapps
Daniel Crapps, Individually and as
Trustee of the Windswept Land Trust
dated November 1, 1999

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25 day of June, 2024, by Daniel Crapps, Individually and as Trustee of the Windswept Land Trust dated November 1, 1999.

Vera Lisa Hicks

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TRAFCO LLC

Filing Information

Document Number	L11000090737
FEI/EIN Number	45-2997627
Date Filed	08/08/2011
Effective Date	09/01/2011
State	FL
Status	ACTIVE

Principal Address

1367 SW Skyline Loop
Fort White, FL 32038

Changed: 01/18/2021

Mailing Address

1367 SW Skyline Loop
Fort White, FL 32038

Changed: 01/28/2019

Registered Agent Name & Address

TRAFICANTE, THERESA A
1367 SW Skyline Loop
Fort White, FL 32038

Address Changed: 01/28/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

TRAFICANTE, THERESA A
1367 SW Skyline Loop
Fort White, FL 32038

Title MGRM

TRAFICANTE, THOMAS R
1367 SW Skyline Loop
Fort White, FL 32038

Title Director of Communications

Traficante, Bryan
521 Briercliff Drive
Orlando, FL 32038

Title Other, Designer

Traficante, Peter
1814 Janice Ave
Orlando, FL 32803

Annual Reports

Report Year	Filed Date
2022	01/06/2022
2023	02/01/2023
2024	01/15/2024

Document Images

01/15/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
01/18/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
03/06/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
02/18/2013 -- ANNUAL REPORT	View image in PDF format
08/27/2012 -- ANNUAL REPORT	View image in PDF format
08/08/2011 -- Florida Limited Liability	View image in PDF format

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint CAROL CHADWICK, PE
(Name of Person to Act as my Agent)

for N.A.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for SITE PLAN & SWM MODIFICATION
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: TOM TRAFICANTE

Applicant/Owner's Title: OWNER

On Behalf of: TRAFLO LLC
(Company Name, if applicable)

Telephone: 561 389 6800 Date: 7/3/24

Applicant/Owner's Signature: [Signature]

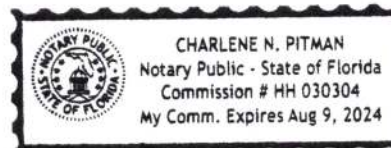
Print Name: TOM TRAFICANTE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The Foregoing instrument was acknowledged before me this 3 day of July, 2024 by _____ whom is personally known by me OR produced identification .
Type of Identification Produced FDL T612-836-60-419-0

[Signature]
(Notary Signature)

(SEAL)



Columbia County Tax Collector

generated on 8/12/2024 8:37:04 PM EDT

Tax Record

Last Update: 8/12/2024 8:35:41 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R03120-705	REAL ESTATE	2023			
Mailing Address		Property Address			
CRAPPS DANIEL TRUSTEE 291 NW MAIN BLVD LAKE CITY FL 32055		GEO Number 244S16-03120-705			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	002				
Legal Description (click for full description)					
24-4S-16 4000/40001.14 Acres LOT 5 WINDSWEPT INDUSTRIAL UNIT 7					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	10,465	0	\$10,465	\$81.78
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	57,000	0	\$57,000	\$42.64
LOCAL	3.2170	57,000	0	\$57,000	\$183.37
CAPITAL OUTLAY	1.5000	57,000	0	\$57,000	\$85.50
SUWANNEE RIVER WATER MGT DIST	0.3113	10,465	0	\$10,465	\$3.26
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,465	0	\$10,465	\$0.00
Total Millage		13.5914	Total Taxes		\$396.55
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
FFIR	FIRE ASSESSMENTS				\$3.19
Total Assessments					\$3.19
Taxes & Assessments					\$399.74
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	2101209.0006	2023	\$383.75

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES