



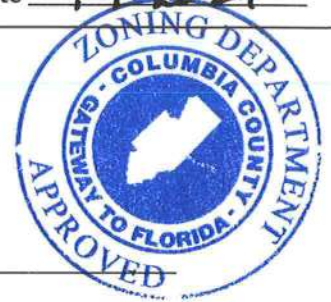
Columbia County Gateway to Florida

66656

FOR PLANNING USE ONLY	
Application # SPD	<u>240802</u>
Application Fee	\$500.00 <u>300.00</u>
Receipt No.	<u>767885</u>
Filing Date	<u>8-15-2024</u>
Completeness Date	<u>9-9-2024</u>

MINOR

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



Digitally signed
by Carol
Chadwick
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o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
Date: 2024.08.15
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DATE	REVISION DESCRIPTION

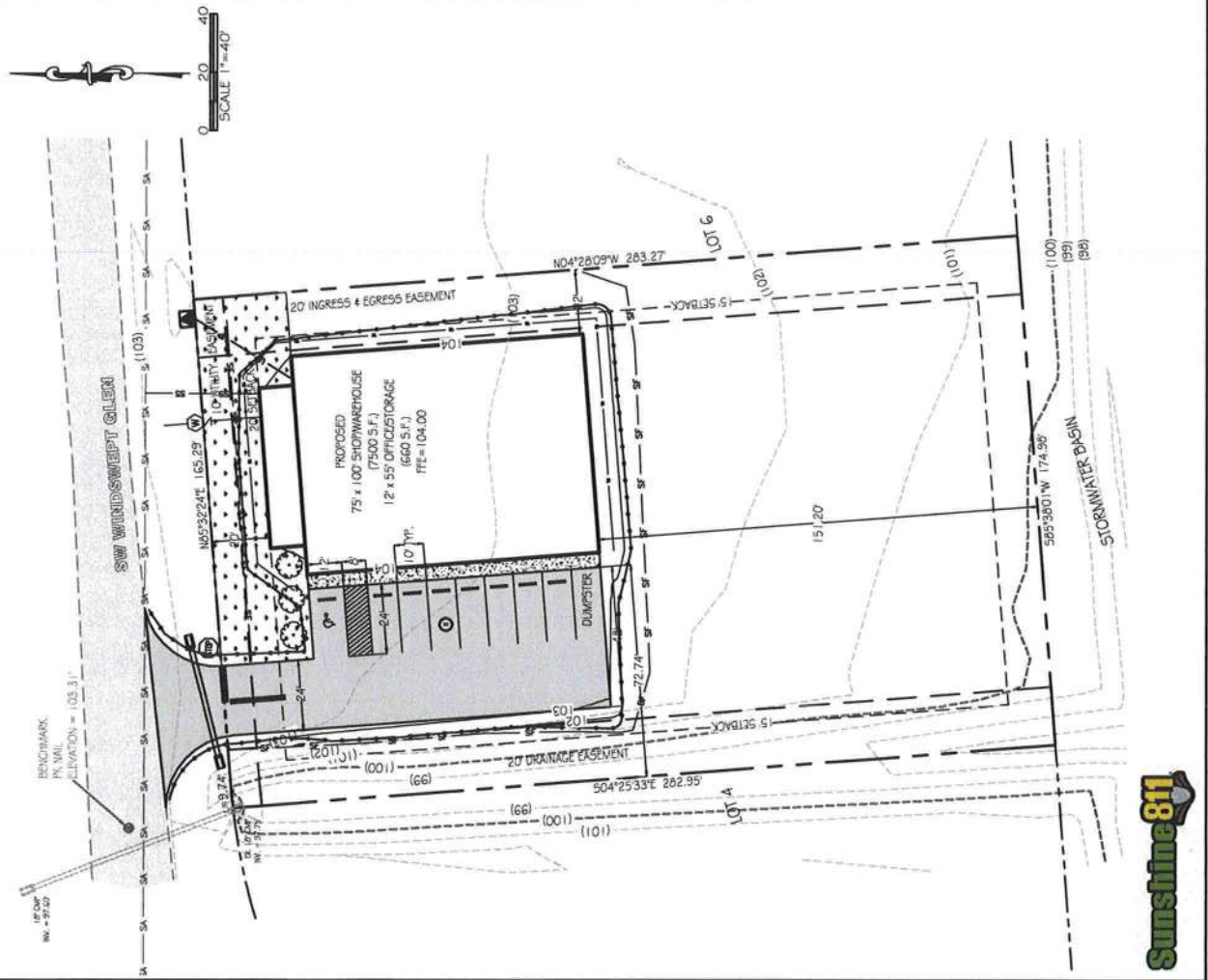
TRAFCO, LLC
 1827 SW SKYLINE LOOP
 FORT WHITE, FL 32038
 CONTACT: TOM TRAFCANTE
 561.969.6500
 tom@trafcominutes.com

TRAFCO SITE PLAN OVERALL SITE PLAN

PROJECT NO.	F24311
DATE	AUG. 15, 2024
REVISION DATE	
SHEET	3 of 6

DEVELOPMENT INFORMATION			
NEW MANUFACTURING FACILITY AND ASSOCIATED UTILITIES AND PARKING			
PARCEL NUMBER	24-45-16-031 20-705		
ZONING	ILW		
LAND USE	INDUSTRIAL		
ADDRESS	TED SW WINDSWEEP GLEN, LAKE CITY, 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
SIDEWALK	500	0.01	1.01
ASPHALT PARKING & DRIVEWAYS	5565	0.13	11.21
TOTAL IMPERVIOUS AREA	14225	0.33	28.65
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (5565 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 6000 S.F. OF FLOOR AREA 4830 / 6000 = 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 = 1 PARKING SPACES ♂ TOTAL INCLUDING 1 ADA SPACE		
PROPOSED SPACES	♂ INCLUDING 1 HANDICAP SPACE		
*4830 S.F. STORAGE, 3000 S.F. MANUFACTURING & 330 S.F. OFFICE			

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 Date: 2024.08.15 15:59:54 -0400



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

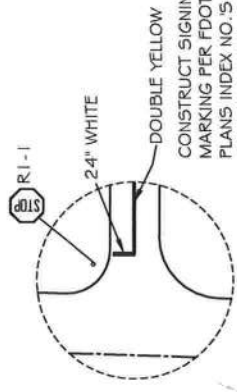
- 1. 1-1/2" AC PAVEMENT OVER 6" LIMEROCK BASE 6394 S.F.
- 2. CONCRETE SIDEWALK 500 S.F.
- 3. HANDICAP PARKING STALL PER DETAILS ON SHEET 2 1 EA.
- 4. HANDICAP PARKING SIGN PER DETAIL ON SHEET 2 1 EA.
- 5. WHEEL STOP PER DETAIL ON SHEET 2 8 EA.
- 6. WATER METER 1 EA.
- 7. BACKFLOW PREVENTER 1 EA.
- 8. 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 @ 5=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

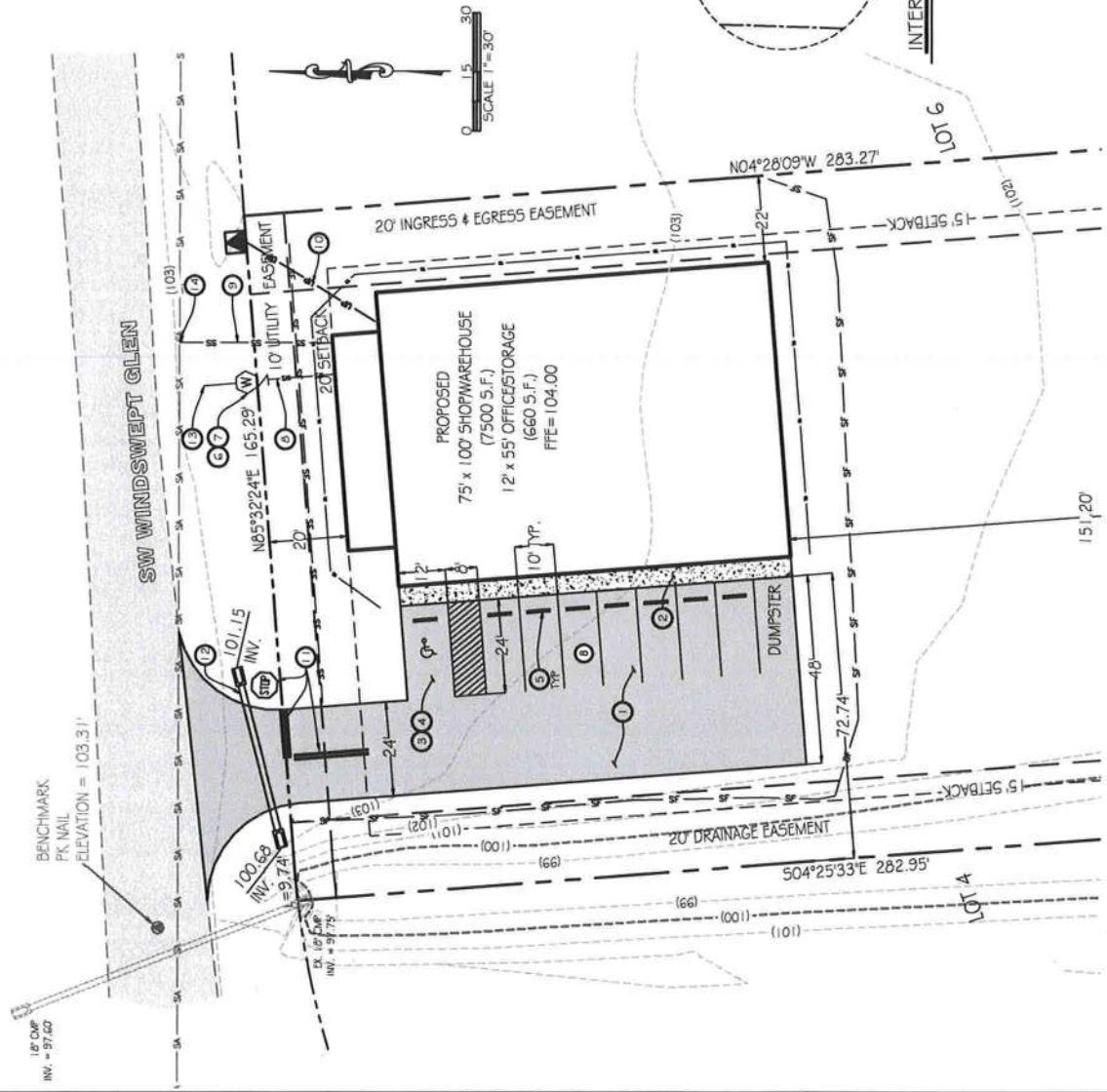
PER FFP 023-203042, MAXIMUM IMPERVIOUS SURFACE SHALL BE 60%. TOTAL IMPERVIOUS SURFACE AS SHOWN HEREON IS 28.65%.

NOTES

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



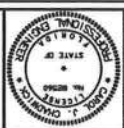
DOUBLE YELLOW
CONSTRUCT SIGNING AND MARKING PER FDOT STANDARD PLANS INDEX NO.'S 700-101, 700-010 & 711-001
INTERSECTION SIGNING AND MARKING DETAIL
NOT TO SCALE



Digitally signed by Carol Chadwick
DN: cn=US, o=Florida, ou=Professional Engineers, email=carol@carolchadwick.com, c=US
Date: 2024.08.15 13:59:40 -0400

The seal has been digitally signed and sealed by Carol Chadwick, P.E. on this date pursuant to the state of Florida Statutes, Chapter 486, Part 1, and the regulations made by the state board of professional engineering.





DATE	REVISION DESCRIPTION

PREPARED FOR
TRAFACO, LLC
1367 SW SKYLINE LOOP
FORT WHITE, FL 32026
CONTACT FOR TRAFACANT
561.809.6200
tom@grafacoinc.com

LANDSCAPING PLAN

TRAFACO SITE PLAN

PROJECT NO. F24311
DATE AUG. 15, 2024
REVISION NAME
SHEET 6 OF 6

- ### LANDSCAPE NOTES
- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
 - (b) A MINIMUM OF 3" OF MULCH IN ALL PLANT BEDS
 - (c) 100% IRRIGATION COVERAGE REQUIRED
 - (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
 - (e) A 3" "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
 - (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
 - (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
 - (h) PROTECTION REQUIRED FOR EXISTING TREES TO BE SAVED DURING CONSTRUCTION. DIAGRAM OF TREE PROTECTION PLAN REQUIRED
 - (i) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
 - (j) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

PLANT & FENCE SCHEDULE

SYMBOL	PLANT TYPE	QTY	CALIPER SIZE, IN	HEIGHT, FT.	GALLONS
	CREPE MYRTLE	3	1.75 TO 2.25	6	15

- NOTES:
1. ALL REQUIRED LANDSCAPING IS TO BE PERPETUALLY MAINTAINED BY THE OWNER, AND ALL REQUIRED PLANTINGS SHALL BE REPLACED IF THEY DO NOT SURVIVE OR UPON NOTIFICATION BY THE COUNTY.
 2. IN LIEU OF AN IRRIGATION SYSTEM, THE OWNER SHALL MAKE SATISFACTORY ALTERNATE ARRANGEMENTS FOR WATERING OF ALL LANDSCAPED AREAS AS NEEDED FOR THEM TO BECOME ESTABLISHED AND KEPT ALIVE AS NEEDED.



TREE STAKING AND PLANTING DETAIL

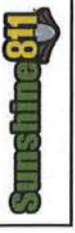
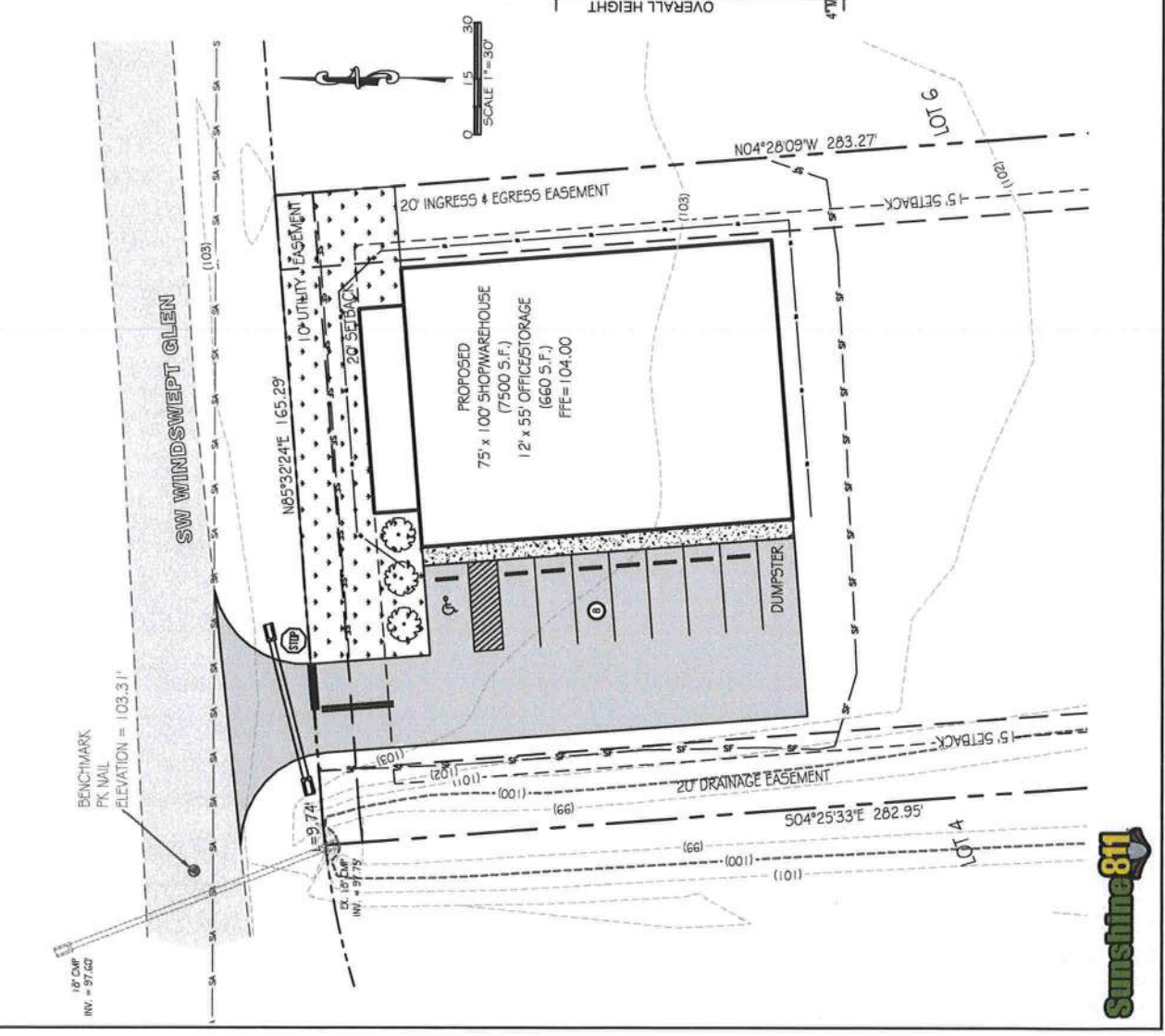
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CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@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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Date: 2024.08.15 15:58:58 -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

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

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,

Carol Chadwick, P.E.



Digitally signed by

Carol Chadwick

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cn=Carol

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Date: 2024.08.15

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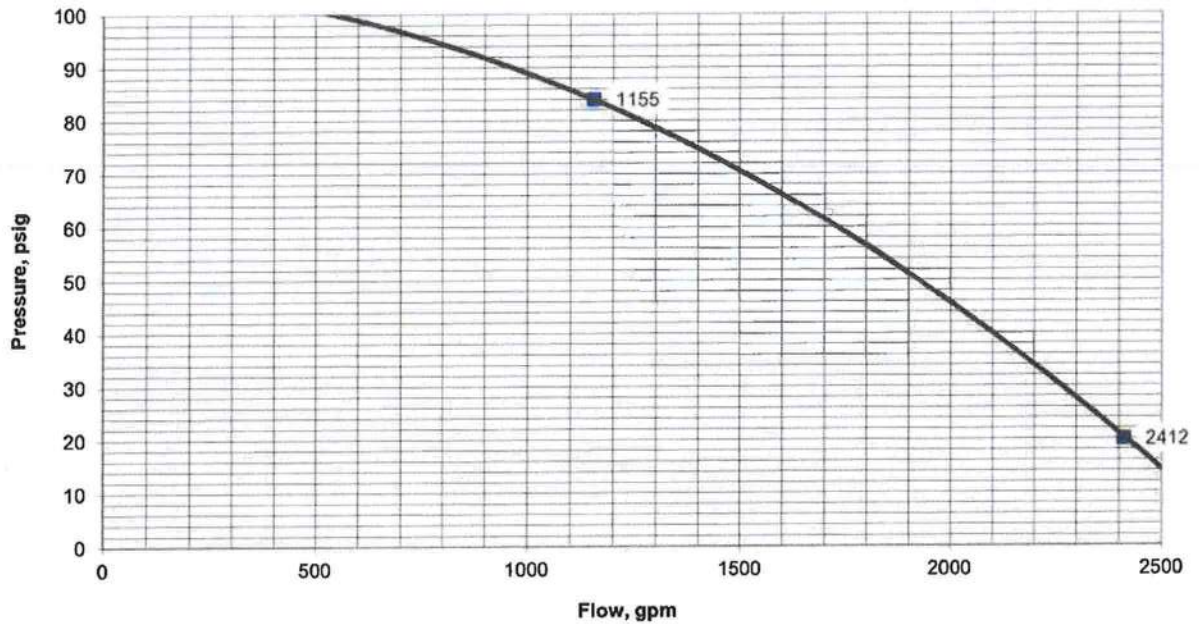
CC Job #FL24311

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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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 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- 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,

Carol Chadwick, P.E.



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Carol Chadwick
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CC Job #FL24311

**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

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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
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dnQualifier=A01410D0000018D46
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Chadwick
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Carol Chadwick, P.E.

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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 Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code 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.

Aerial Viewer Pictometry Google Maps



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

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

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 *MS*
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 TRAFFICANTE

Applicant/Owner's Title: OWNER

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

Telephone: 561.389.6800 Date: 7/3/24

Applicant/Owner's Signature: [Signature]

Print Name: TOM TRAFFICANTE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3 day of July, 2024, by [Signature] whom is personally known by me OR produced identification Type of Identification Produced FIDL T-612-836-60-419-0

[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



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



Building Department

Receipt Of Payment

Applicant Information
Carol Chadwick TBD WINDSWEPT INDUSTRIAL UNIT 7

Method
Check 1004

Date of Payment
08/19/2024

Payment #
767885

Amount of Payment
\$300.00

AppID: 66656 Permit #: SDP240802
 Site Development Plan
 Parcel: 24-4S-16-03120-705
 Owner: TRAFCO LLC, ,
 Address: TBD WINDSWEPT INDUSTRIAL UNIT 7

Contractor Information

Payment History

Date	Description	Amount
08/16/2024	Fee: Minor Site & Development Plan Approval	\$300.00
08/19/2024	Payment: Check 1004	(\$300.00)
		\$0.00

Contact Us
Phone: (386) 758-1008
After Hours: (386) 758-1124
Customer Service Hours: Monday-Friday From 8:00 A.M. to 5:00 P.M.
Email: laurie_hodson@columbiacountyfla.com
Website: http://www.columbiacountyfla.com/BuildingandZoning.asp
Address: Building and Zoning 135 NE Hernando Ave. Lake City, FL 32055

Building Inspector Office Hours
Monday - Friday From 8:00 AM to 10:00 AM and From 1:30 PM to 3:00 PM

Regular Inspection Schedules
<u>All areas North of County Road 242</u> From 10:00 AM to Noon
<u>All areas South of County Road 242</u> From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:
 Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
 Emergencies will be inspected as soon as possible.