

Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SD _____

Application Fee \$1,000.00

Receipt No. _____

Filing Date _____

Completeness Date _____

Minor Subdivision Application

A. PROJECT INFORMATION

1. Project Name: Three Rivers Estates Unit 20 addition
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 00-00-00-01395-000
4. Future Land Use Map Designation: _____
5. Zoning Designation: A-3
6. Acreage: 2.75
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential
9. Total Number of Lots: 1

PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Brody Pack Title: _____
 Company name (if applicable): BKP Permitting, LLC
 Mailing Address: 6470 147th Road
 City: Live Oak State: FL Zip: 32060
 Telephone: () 503-689-6563 Fax: () Email: nfpermitting@icloud.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.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Elizabeth Wright
 Mailing Address: 643 SW Newark Dr.
 City: Ft White State: FL Zip: 32038
 Telephone: () 727-455-1731 Fax: () Email: lizaadamswright@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.

***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: _____
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

FOR FINAL PLATS:

1. Final Plats containing the following information: *(Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Ten (10) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)*
 - a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - b. Name and address of subdivider.
 - c. North arrow, graphic scale, and date of plat drawing.
 - d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.

- e. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
- f. Legal description of the tract.
- g. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency. Where no flood elevation is determined the area shall be determined by subdivider's engineer.
- h. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments (not less than three) shall be accurately described on the plat.
- i. Municipal and county lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- j. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- k. Location, dimensions, and purposes of any land reserved or dedicated for public use.
- l. Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
- m. Street right-of-way lines shall show bearing distance along centerline of roads, radii, and arc length.
- n. Lot lines shall be shown with dimensions to the nearest one-hundredth foot and bearings.
- o. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- p. Accurate location and description of monuments and markers.
- q. Covenants and restrictions.
- r. The date the board of county commissioners approved the preliminary plat.
- s. Certificate of Surveyor
- t. Certificate of the Subdivider's Engineer.
- u. Certificate of Approval by the Attorney for the County.
- v. Certificate of Approval by the Board of County Commissioners.
- w. Dedication. *A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgage's interest to the dedication of public right-of-way.*

- x. Certificate of payment of taxes. *Certification that all payable taxes have been paid and all tax sales against the land redeemed.*
 - y. Certificate of title and encumbrances. *Title certification as required by F.S. chapter 177, as amended.*
2. 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. **Note: Not required for minor replats.**
 3. 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. **Note: Not required for minor replats unless the replat is creating additional lots.**
 4. 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).
 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. \$1,000.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

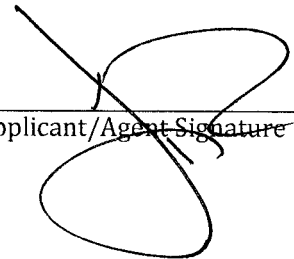
Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the 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.

Brody Pack
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

4/21/20
Date

LIMITED POWER of ATTORNEY
Consent for County Permit Applications

I, Elizabeth Wright, do hereby authorize Brody Pack
to be my representative and act on my behalf in all aspects of applying for a
Manufactured Home Permit to be placed on my property, parcel ID
01395-000.

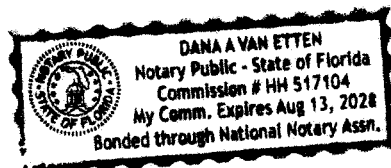
I understand that this could result in an assessment for solid waste and fire
protection services levied on this property.

Dated this 27 day of February, 2026.

✓ Owner: Clyde A. W.

Sworn to and described before me this 27 day of February, 2026.

Dana A. Van Etten
Notary's Signature



Prepared by/ Return to:
James D. Adams
6287 33rd Ave N
St. Petersburg, FL 33710

Inst: 202512026888 Date: 11/25/2025 Time: 10:27AM
Page 1 of 1 B: 1554 P: 2460, James M Swisher Jr, Clerk of Court
Columbia, County, By: AK
Deputy ClerkDoc Stamp-Deed: 0.70

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of November, 2025 by first party, Grantor, James Dea Adams, whose post office address is 6287 33rd Ave. N., St. Petersburg, FL 33710, individually and as Trustee of "The James Dea Adams Living Trust" (a revocable living trust), dated November 25th, 2019, with full power to sell, convey, mortgage, lease, encumber, or otherwise dispose of real property, to second party, Grantee, Elizabeth A. Wright, a single woman, whose post office address is 643 SW Newark Drive, Fort White, FL 32038.

Witnesseth, that the said first party, for the sum of \$10.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto in Columbia County, Florida.

Lots 8, 9, & 10, Unit 22, Three Rivers Estates, according to the plat thereof, recorded in Plat Book 6, page 16, of the Public Records of Columbia County, Florida

Columbia County Parcel Identification Number: 00-00-00-01395-000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

The property herein above referenced is not homestead property of the grantor

James Dea Adams
James Dea Adams, as Trustee of The James Dea Adams Living Trust dated November 25, 2019

James Dea Adams
James Dea Adams, individually

Witnesses:
[Signature]
Witness signature

[Signature]
Witness signature

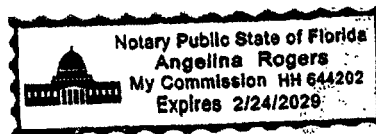
Chase Fortosis
Witness printed name
3615 49th St. N. St. Petersburg, FL 33710
State of Florida, County of Pinellas

Casey Stineman
Witness printed name
3615 49th St. N. St. Petersburg, FL 33710

The foregoing instrument was acknowledged before me by means of physical presence this 13 day of November, by James Dea Adams, who has produced a valid Florida Driver License as identification.

Notary signature: [Signature]

Notary printed name: Angelina Rogers



Legal Description

Lots 8, 9, & 10, Unit 22, Three Rivers Estates, according to the plat thereof, recorded in Plat Book 6, page 16, of the Public Records of Columbia County, Florida



Tax Bill Detail

Property Tax Account: R01395-000
ADAMS JAMES DEA ADAMS LIVING TRUST

Year: 2025 **Bill Number: 3494** **Owner: ADAMS JAMES DEA ADAMS LIVING TRUST**
 Tax District: 3 **Property Type: Real Estate**

MAILING ADDRESS: PROPERTY ADDRESS:

ADAMS JAMES DEA
 ADAMS LIVING TRUST
 6287 33RD AVENUE
 NORTH
 ST PETERSBURG FL 33710

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Payment Options

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

- [Pay My Bill](#)
- [Pay My Bill](#)
- [Print Bill / Receipt](#)
- [Register for E-Billing](#)
- [Property Appraiser](#)

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$279.11	\$279.11	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$30.17	\$30.17	\$0.00
LOCAL	3.1010	\$125.03	\$125.03	\$0.00
CAPITAL OUTLAY	1.5000	\$60.48	\$60.48	\$0.00
Subtotal	5.3490	\$215.68	\$215.68	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$10.04	\$10.04	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	13.4453	\$504.83	\$504.83	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.78	\$3.78	\$0.00
TOTAL	\$3.78	\$3.78	\$0.00