

From: [Vanzant, Cathy J](#)
To: [Elizabeth Backe](#); [Nessler, Ronald F](#); [Connie Daughtry](#)
Subject: RE: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification
Date: Friday, January 17, 2025 12:01:28 PM
Attachments: [image002.png](#)
[image003.png](#)

No comments from Environmental Health.

From: Elizabeth Backe <ebacke@nassaucountyfl.com>
Sent: Friday, January 17, 2025 10:41 AM
To: Vanzant, Cathy J <Cathy.Vanzant@flhealth.gov>; Nessler, Ronald F <Ronald.Nessler@flhealth.gov>; Connie Daughtry <daughtryco@nassau.k12.fl.us>
Subject: FW: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification

You don't often get email from ebacke@nassaucountyfl.com. [Learn why this is important](#)

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I just sent the below email however it was rejected due to email system size restrictions; I have since included the attachments in the link below for your review and comment. Please let me know if you have any trouble opening the below link:

 [Tributary](#)

Below is the substance of the original email:

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We would like to receive any comments back before January 29th (no comments are also acceptable). These comments will be provided to the applicant.

Let me know if you have any questions and please let me know if I have missed any of your staff who should be receiving this email. Thank you in advance for your review.

Very Respectfully,
Elizabeth

Elizabeth Backe, AICP|Planning Director

96161 Nassau Place|Yulee, FL 32097

P: (904) 530-6320 E: ebacke@nassaucountyfl.com

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From: Elizabeth Backe

Sent: Friday, January 17, 2025 10:31 AM

To: Vanzant, Cathy J <cathy.vanzant@flhealth.gov>; Nessler, Ronald F <ronald.nessler@flhealth.gov>; Charles F. Barr <cbarr@nassaucountyfl.com>; Amanda L. Baumann <abaumann@nassaucountyfl.com>; Caleb F. Hurst <churst@nassaucountyfl.com>; Tim Davidson <TDavidson@nassaucountyfl.com>; Andrew W. Avent <aavent@nassaucountyfl.com>; Katie E. Peay <kpeay@nassaucountyfl.com>; Keith D. Ellis <kellis@nassaucountyfl.com>; Constance M. Lake <clake@nassaucountyfl.com>; Jay W. Robertson <jrobertson@nassaucountyfl.com>; Connie Daughtry <daughtryco@nassau.k12.fl.us>

Cc: Stephanie Keyser <skeyser@nassaucountyfl.com>; Drew T. Pearson <dpearson@nassaucountyfl.com>; Adam L. Olsen <aolsen@nassaucountyfl.com>; Tabitha A. Bostick <tbostick@nassaucountyfl.com>

Subject: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification

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From: [Planning Department](#)
To: [Elizabeth Backe](#)
Subject: FW: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification
Date: Tuesday, January 28, 2025 5:12:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Elizabeth,

Please see below.

Adam Olsen, Planner II

96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6320



[Nassau County is turning 200!](#)

From: Connie Daughtry <daughtryco@nassau.k12.fl.us>
Sent: Tuesday, January 28, 2025 1:19 PM
To: Planning Department <Planning@nassaucountyfl.com>
Cc: Encinosa, Heather <hencinosa@ngn-tally.com>
Subject: RE: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification

Ms. Backe,

The Assistant Superintendent, Mr. Durham, is more familiar with Tributary than I am so I asked him to look at the information you sent and provide any comments. He has looked it over and does not have any comments or questions. Thank you,

Connie Daughtry
Curriculum & Instruction Help Desk Specialist
Nassau County School Board
1201 Atlantic Avenue
Phone: (904) 491-9898 ext 1258



From: Connie Daughtry <daughtryco@nassau.k12.fl.us>

Sent: Monday, January 20, 2025 4:31 PM

To: Encinosa, Heather <hencinosa@ngn-tally.com>

Cc: Dave Jahosky <djahosky@mjcpa.com>; Murphy, Katharine <kmurphy@ngn-tally.com>; John Carolin <jcarolin@mjcpa.com>

Subject: FW: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification

FYI

From: Elizabeth Backe <ebacke@nassaucountyfl.com>

Sent: Friday, January 17, 2025 10:41 AM

To: Vanzant, Cathy J <cathy.vanzant@flhealth.gov>; Nessler, Ronald F <ronald.nessler@flhealth.gov>; Connie Daughtry <daughtryco@nassau.k12.fl.us>

Subject: FW: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification

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P: (904) 530-6320 E: ebacke@nassaucountyfl.com

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Cc: Stephanie Keyser <skeyser@nassaucountyfl.com>; Drew T. Pearson <dpearson@nassaucountyfl.com>; Adam L. Olsen <aolsen@nassaucountyfl.com>; Tabitha A. Bostick <tbostick@nassaucountyfl.com>

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PLANNING DEPARTMENT
NASSAU COUNTY, FLORIDA

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From: [Caleb F. Hurst](#)
To: [Elizabeth Backe](#)
Cc: [Tyler Blair](#); [Robert Companion](#)
Subject: RE: Tributary DRI LDТА Submittal
Date: Wednesday, January 29, 2025 3:21:45 PM
Attachments: [image001.png](#)
[image002.png](#)

Elizabeth,

We have reviewed the submitted document and do not have any additional comments.

Caleb Hurst, PE

Development Services Director

Nassau County Development Services

[96161 Nassau Place | Yulee, FL 32097](#)

P: [904-530-6225](#) | E: churst@nassaucountyfl.com

From: Elizabeth Backe <ebacke@nassaucountyfl.com>

Sent: Wednesday, January 29, 2025 11:35 AM

To: Thomas Hatcher <HatcherT@etminc.com>; Robert Companion <rcompanion@nassaucountyfl.com>; Caleb F. Hurst <churst@nassaucountyfl.com>

Cc: Tyler Blair <Tyler.Blair@exp.com>; Jade Brown <jbrown@greenpointellc.com>; Casey Dendor <DendorC@etminc.com>; Ray Spofford <SpoffordR@etminc.com>; Gregg Kern <gkern@greenpointellc.com>; Grady Miars <gmiars@greenpointellc.com>

Subject: RE: Tributary DRI LDТА Submittal

Thank you, Thomas, we are in receipt of your link and will reach out to you with any questions and/or concerns.

Very Respectfully,

Elizabeth

Elizabeth Backe, AICP|Planning Director

96161 Nassau Place|Yulee, FL 32097

P: (904) 530-6320 E: ebacke@nassaucountyfl.com

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From: Thomas Hatcher <HatcherT@etminc.com>

Sent: Tuesday, January 28, 2025 7:54 PM

To: Robert Companion <rcompanion@nassaucountyfl.com>; Elizabeth Backe <ebacke@nassaucountyfl.com>; Caleb F. Hurst <churst@nassaucountyfl.com>

Cc: Tyler Blair <Tyler.Blair@exp.com>; Jade Brown <jbrown@greenpointellc.com>; Casey Dendor

<DendorC@etminc.com>; Ray Spofford <SpoffordR@etminc.com>; Gregg Kern
<gkern@greenpointellc.com>; Grady Miars <gmiars@greenpointellc.com>
Subject: RE: Tributary DRI LDТА Submittal

Please disregard the link in the prior email. This link below incorporates one final edit to the report. Let me know if you have any questions!

<https://files.etminc.com/files/k6o7etqo>

Thanks, Thomas

Thomas Hatcher, P.E., PTOE, PTP Senior Transportation Engineer, Shareholder
HatcherT@etminc.com | office: 904.376.6328
[England-Thims & Miller, Inc.](#) | [Career Opportunities](#)

From: Thomas Hatcher
Sent: Tuesday, January 28, 2025 6:32 PM
To: 'Robert Companion' <rcompanion@nassaucountyfl.com>; ebacke@nassaucountyfl.com; Caleb Hurst <churst@nassaucountyfl.com>
Cc: Tyler Blair <Tyler.Blair@exp.com>; Jade Brown <jbrown@greenpointellc.com>; Casey Dendor <DendorC@etminc.com>; Ray Spofford <SpoffordR@etminc.com>; Gregg Kern <gkern@greenpointellc.com>; Grady Miars <gmiars@greenpointellc.com>
Subject: Tributary DRI LDТА Submittal

Good evening,

Attached is the traffic study revised based off our conversations. The link to download the revised study is below. Please let me know if you have any questions!

<https://files.etminc.com/files/z1uak36d>

Thanks, Thomas



Thomas Hatcher, P.E., PTOE, PTP Senior Transportation Engineer,
Shareholder
HatcherT@etminc.com | office: 904.376.6328
etminc.com | [Career Opportunities](#)

From: [Katie E. Peay](#)
To: [Elizabeth Backe](#)
Subject: RE: Tributary NOPC23-001, CPA23-011, and PUD23-004 Modification
Date: Monday, February 3, 2025 4:10:29 PM
Attachments: [image001.png](#)

I am just now looking at this, but I don't think stormwater gets involved until the scope is smaller. I don't have any comments that I could see.

Katie Peay, PE CFM

Stormwater Director
Nassau County Stormwater
and Drainage Management
96161 Nassau Place
Yulee, FL 32097
Office: 904-530-6390
Direct: 904-530-6391
Cell: 904-556-2086
kpeay@nassaucountyfl.com

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