

**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](mailto:ebacke@nassaucountyfl.com)>  
**Sent:** Friday, January 17, 2025 10:41 AM  
**To:** Vanzant, Cathy J <[Cathy.Vanzant@flhealth.gov](mailto:Cathy.Vanzant@flhealth.gov)>; Nessler, Ronald F <[Ronald.Nessler@flhealth.gov](mailto:Ronald.Nessler@flhealth.gov)>; Connie Daughtry <[daughtryco@nassau.k12.fl.us](mailto: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](mailto:ebacke@nassaucountyfl.com). [Learn why this is important](#)

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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:*

Staff received applications for a Notice of Proposed Change (NOPC23-001), Comprehensive Plan Amendment (CPA23-011), and modification to a Planned Unit Development (PUD23-004) for the Three Rivers (aka Tributary) Development of Regional Impact (DRI). Attached are the applications and supporting documents. From these attachments, please let us know if there are any items you would like to address. Of note, the dates on the draft PUD Ordinance and DRI Amendment Resolution (last two Word documents attached) will be updated to reflect the current year and presiding Clerk. I have sent the Traffic Impact Analysis items to Development Services via separate email as these items are too large to email. I have also forwarded the Fiscal Impact Analysis to Marshall Eyerman/OMB for review. I can forward either of these items to anyone who wishes to see them.

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

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

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

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Very Respectfully,  
Elizabeth

**Elizabeth Backe, AICP|Planning Director**

96161 Nassau Place|Yulee, FL 32097

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

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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](#)

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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](mailto:daughtryco@nassau.k12.fl.us)>

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

**To:** Encinosa, Heather <[hencinosa@ngn-tally.com](mailto:hencinosa@ngn-tally.com)>

**Cc:** Dave Jahosky <[djahosky@mjcpa.com](mailto:djahosky@mjcpa.com)>; Murphy, Katharine <[kmurphy@ngn-tally.com](mailto:kmurphy@ngn-tally.com)>; John Carolin <[jcarolin@mjcpa.com](mailto:jcarolin@mjcpa.com)>

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

FYI

---

**From:** Elizabeth Backe <[ebacke@nassaucountyfl.com](mailto:ebacke@nassaucountyfl.com)>

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

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

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Very Respectfully,  
Elizabeth

**Elizabeth Backe, AICP|Planning Director**

96161 Nassau Place|Yulee, FL 32097

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

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

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

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

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

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Very Respectfully,  
Elizabeth

**Elizabeth Backe, AICP|Planning Director**

96161 Nassau Place|Yulee, FL 32097

P: (904) 530-6320 E: [ebacke@nassaucountyfl.com](mailto:ebacke@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](mailto:churst@nassaucountyfl.com)

---

**From:** Elizabeth Backe <[ebacke@nassaucountyfl.com](mailto:ebacke@nassaucountyfl.com)>

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

**To:** Thomas Hatcher <[HatcherT@etminc.com](mailto:HatcherT@etminc.com)>; Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>; Caleb F. Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>

**Cc:** Tyler Blair <[Tyler.Blair@exp.com](mailto:Tyler.Blair@exp.com)>; Jade Brown <[jbrown@greenpointellc.com](mailto:jbrown@greenpointellc.com)>; Casey Dendor <[DendorC@etminc.com](mailto:DendorC@etminc.com)>; Ray Spofford <[SpoffordR@etminc.com](mailto:SpoffordR@etminc.com)>; Gregg Kern <[gkern@greenpointellc.com](mailto:gkern@greenpointellc.com)>; Grady Miars <[gmiars@greenpointellc.com](mailto: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](mailto:ebacke@nassaucountyfl.com)

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---

**From:** Thomas Hatcher <[HatcherT@etminc.com](mailto:HatcherT@etminc.com)>

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

**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>; Elizabeth Backe <[ebacke@nassaucountyfl.com](mailto:ebacke@nassaucountyfl.com)>; Caleb F. Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>

**Cc:** Tyler Blair <[Tyler.Blair@exp.com](mailto:Tyler.Blair@exp.com)>; Jade Brown <[jbrown@greenpointellc.com](mailto:jbrown@greenpointellc.com)>; Casey Dendor



<[DendorC@etminc.com](mailto:DendorC@etminc.com)>; Ray Spofford <[SpoffordR@etminc.com](mailto:SpoffordR@etminc.com)>; Gregg Kern  
<[gkern@greenpointellc.com](mailto:gkern@greenpointellc.com)>; Grady Miars <[gmiars@greenpointellc.com](mailto: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](mailto: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](mailto:rcompanion@nassaucountyfl.com)>; [ebacke@nassaucountyfl.com](mailto:ebacke@nassaucountyfl.com); Caleb Hurst <[churst@nassaucountyfl.com](mailto:churst@nassaucountyfl.com)>  
**Cc:** Tyler Blair <[Tyler.Blair@exp.com](mailto:Tyler.Blair@exp.com)>; Jade Brown <[jbrown@greenpointellc.com](mailto:jbrown@greenpointellc.com)>; Casey Dendor <[DendorC@etminc.com](mailto:DendorC@etminc.com)>; Ray Spofford <[SpoffordR@etminc.com](mailto:SpoffordR@etminc.com)>; Gregg Kern <[gkern@greenpointellc.com](mailto:gkern@greenpointellc.com)>; Grady Miars <[gmiars@greenpointellc.com](mailto: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](mailto:HatcherT@etminc.com) | office: 904.376.6328  
[etminc.com](http://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](#)

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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](mailto:kpeay@nassaucountyfl.com)

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**Sent:** Friday, January 17, 2025 10:31 AM  
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**Cc:** Stephanie Keyser <[skeyser@nassaucountyfl.com](mailto:skeyser@nassaucountyfl.com)>; Drew T. Pearson <[dpearson@nassaucountyfl.com](mailto:dpearson@nassaucountyfl.com)>; Adam L. Olsen <[aolsen@nassaucountyfl.com](mailto:aolsen@nassaucountyfl.com)>; Tabitha A. Bostick <[tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)>  
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