

- |                    |                        |
|--------------------|------------------------|
| 1 – Susan Milbrath | 4 – Stuart Bilkey      |
| 2 – Linda Lipton   | 5 – Buttonbay Farm LLC |
| 3 – Jay Fowler     |                        |

Town of Tioga South Annex TND Party Request

Name	Party Reason	Mailout	Location
Susan Milbrath	I own a horse farm on SW 15th avenue and helped to develop that road as a scenic road in 2003. It looks like the map of the projected project Tioga 5 connects directly to SW 15th avenue which cannot handle any more traffic at this point. People walk there and bike, and sometimes even ride horses. This project will change the whole character of my property and all the others on the road. Relentless development without adequate road is such poor planning.	no	16005 SW 15th Ave, Newberry, FL
Jay Fowler	I would like to be a party member status for the review of the Tioga South Annex. I live on a 5 acre lot off of S.W. 15th ave.on S.W. 154th St. (2124 S.W. 154th St.) and have concerns about this annex. Please find attached 5 items of importance.	no	2124 Southwest 154th Street, Newberry, FL
Linda Lipton	I want to become a Party to the plans for using SW15 Avenue as the private road access for the main East West corridor for the Town of Tioga South Annex.  I live on SW15 Avenue and have lived here from 1980. Too much development is going on right now along it, with disregard apparently of the purpose of making it a scenic road designation.	no	15731 Southwest 15th Avenue, Newberry, FL
Stuart Bilkey	Close neighbor to the project	yes	1114 Southwest 143rd Street, Newberry, FL
Buttonbay Farm LLC	Abutting Landowner to the development	yes	1302 Southwest 131st Street, Newberry, FL

**From:** [jay fowler](mailto:jay.fowler)  
**To:** [developmentreview](mailto:developmentreview)  
**Subject:** Tioga South Annex  
**Date:** Friday, February 3, 2023 1:15:04 PM

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sirs:

I would like to be a party member status for the review of the Tioga South Annex. I live on a 5 acre lot off of S.W. 15th ave.on S.W. 154th St. (2124 S.W. 154th St.) and have concerns about this annex. Please find attached 5 items of importance.

Thank you for your consideration.

Sincerely,  
Jay Fowler

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Jay Fowler  
P.O. Box 1462  
Newberry, Fla. 32669  
[jcofowler@gmail.com](mailto:jcofowler@gmail.com)  
Ph: 352 472-3868 (home) 352 226-3175 (cell)



#18 Live Oak   #17 Live Oak   #15 Live Oak   #12 Live Oak   #11 Live Oak   #9 Live Oak   #7 Live Oak

N

S.W. 143 St.

S.W. 15<sup>th</sup> AVE

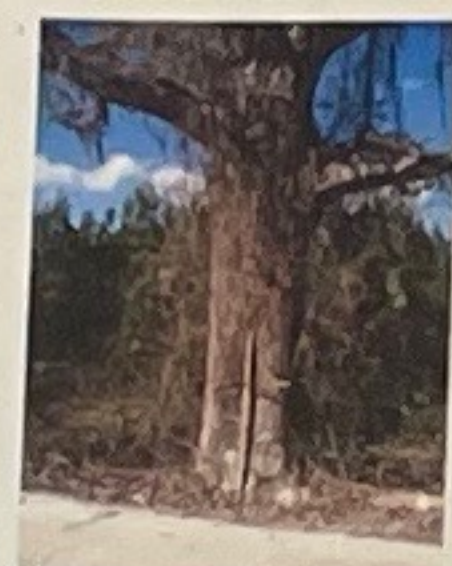
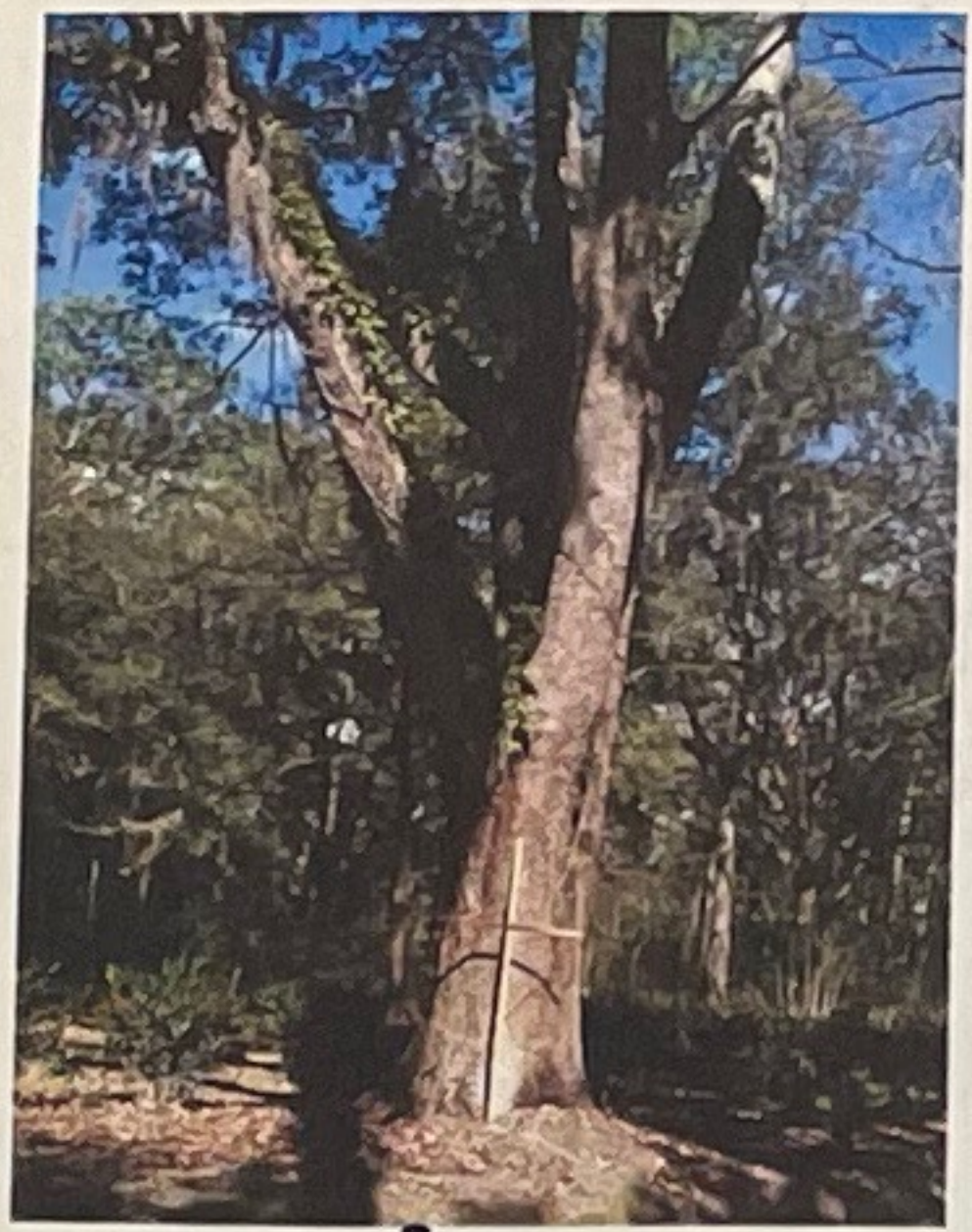
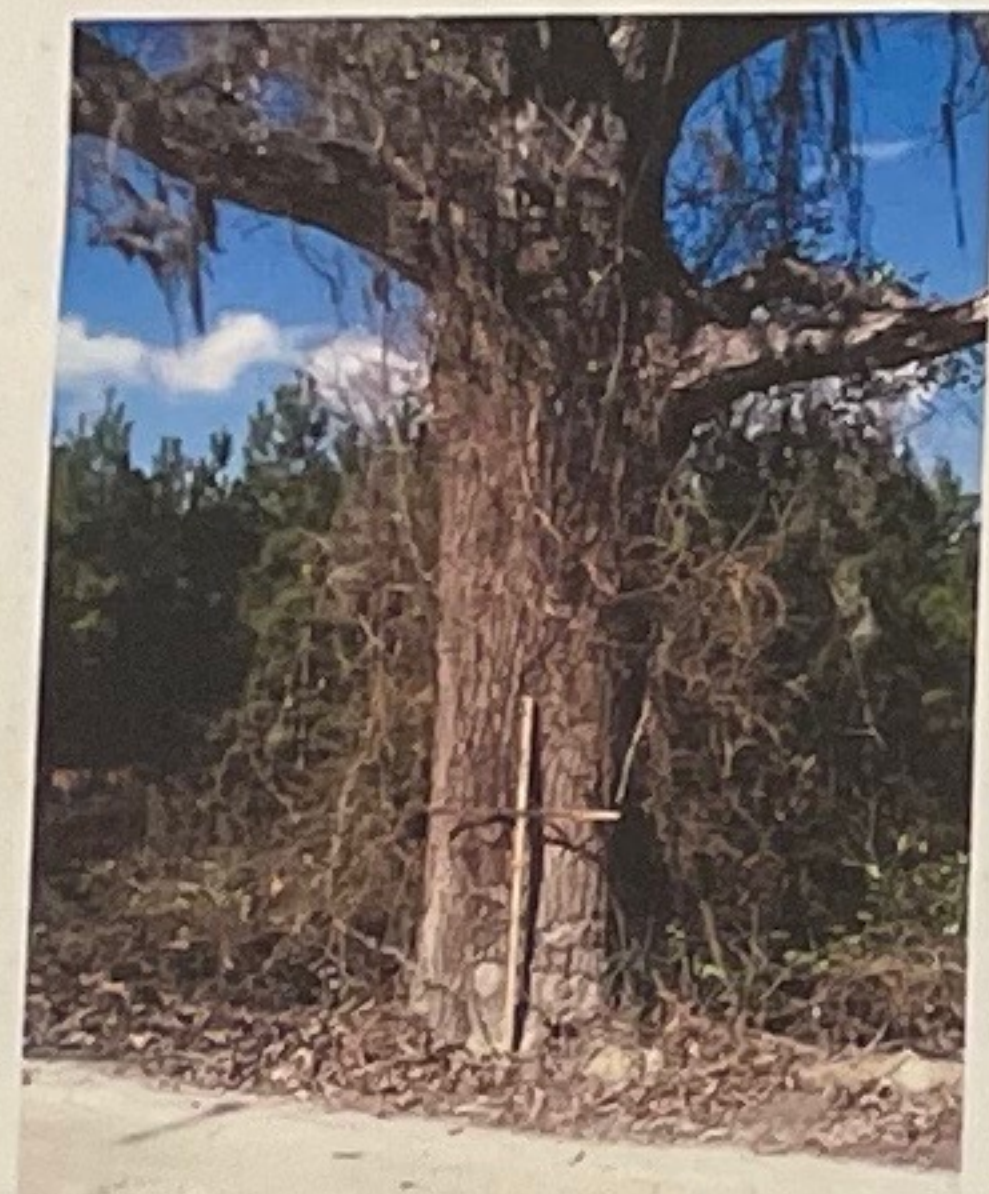
#20 Turkey Oak   #19 Live Oak   #16 Live Oak   #14 Live Oak   #13 Live Oak   #10 Live Oak   #8 Live Oak   #6 Live Oak   #5 Live Oak   #4 Live Oak   #3 Live Oak   #2 Live Oak   #1 Live Oak



S.W. 146 St.

#1

S.W. 154th St.



# 26  
Live Oak



# 25  
Live Oak



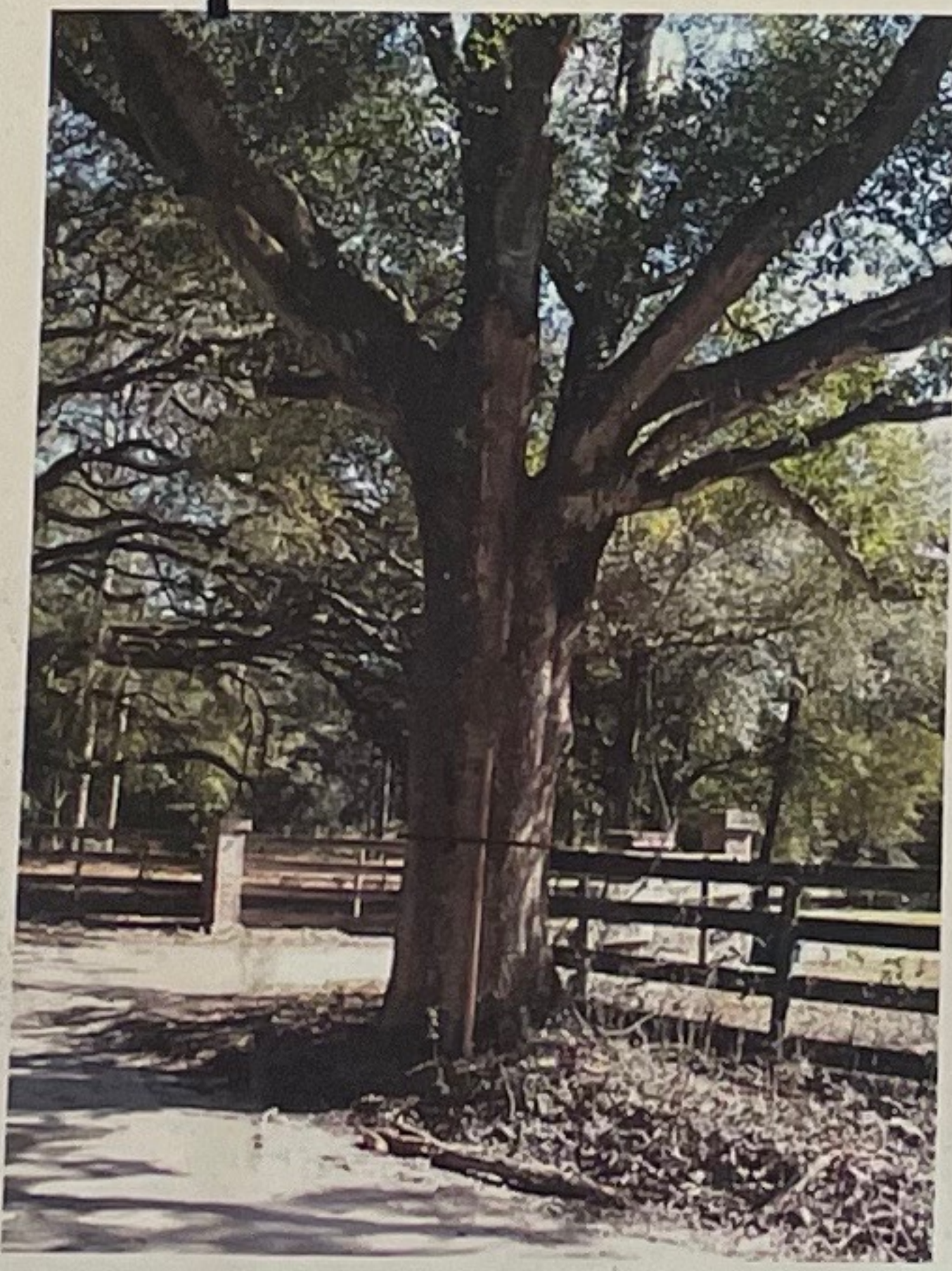
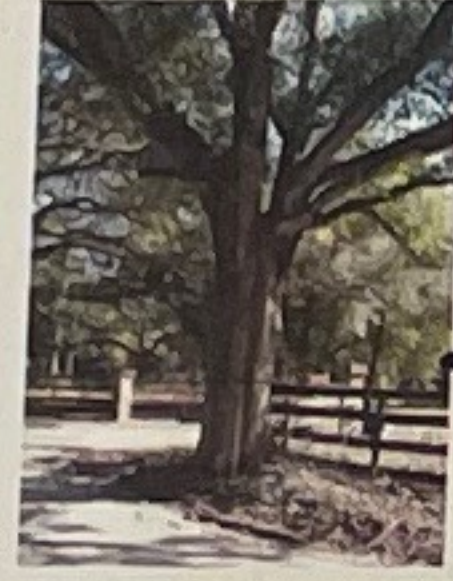
# 23  
Live Oak

↑  
N

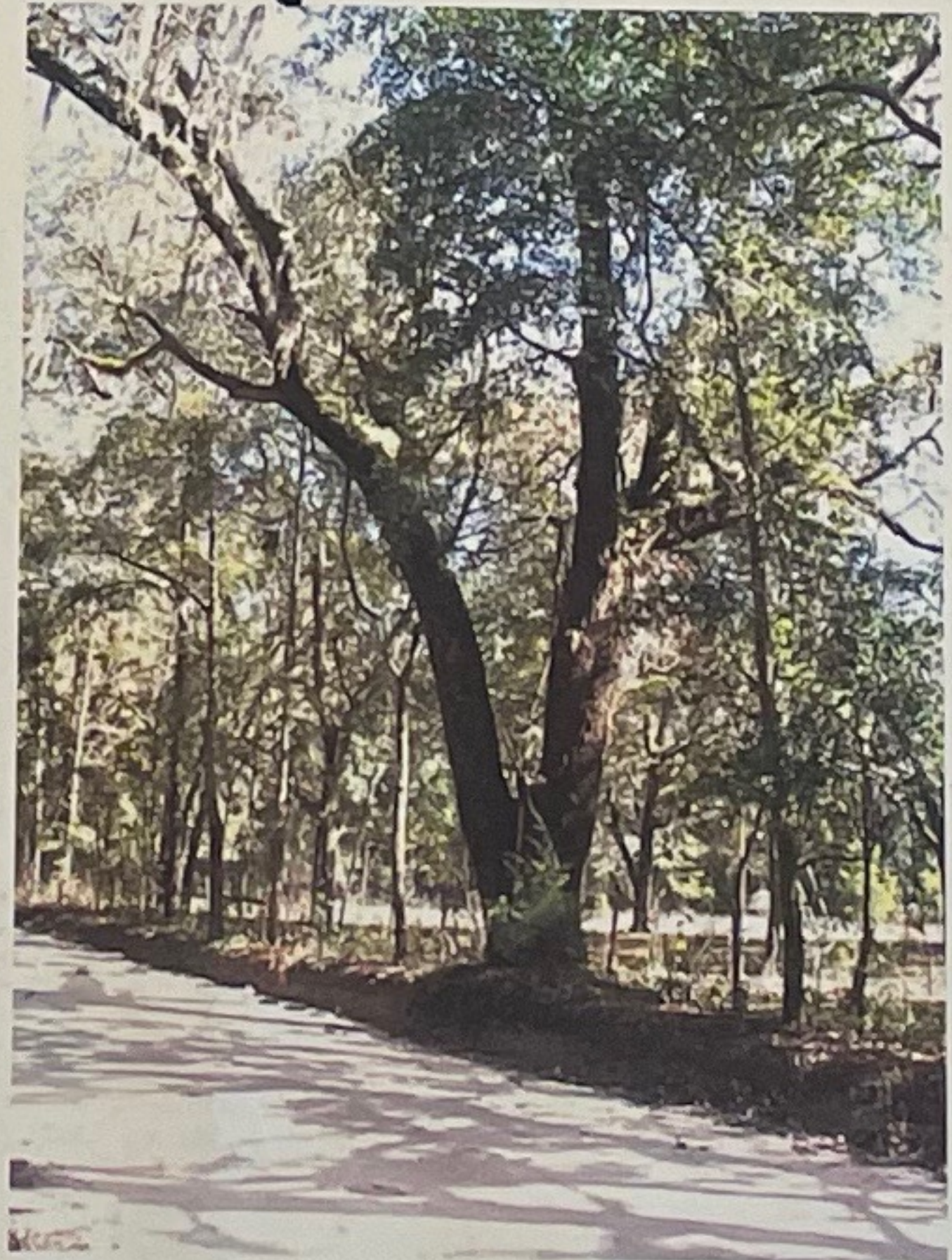
# 28  
Live Oak



# 27  
Live Oak



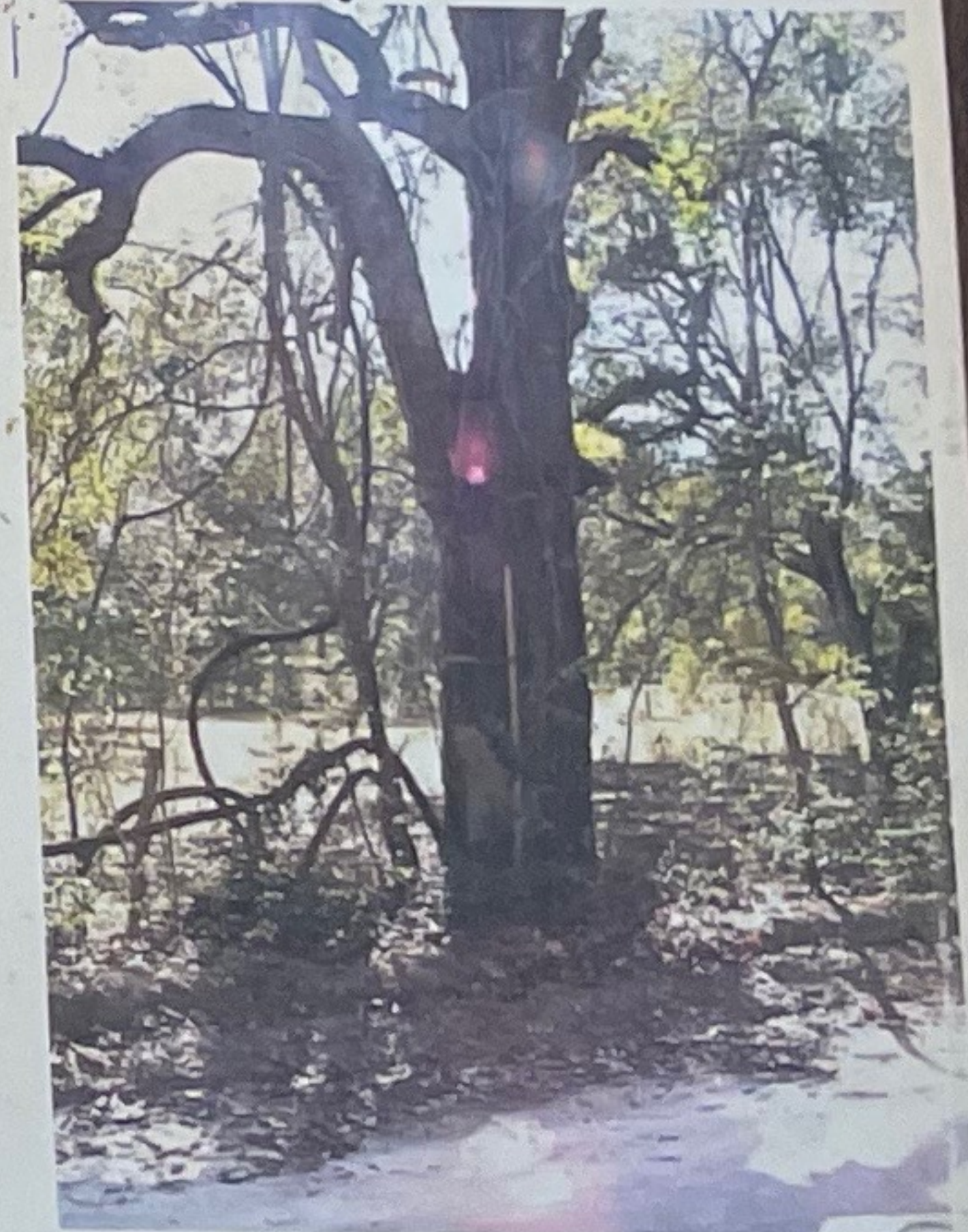
# 24  
Live Oak



# 22  
Live Oak



# 21  
Live Oak



#2



56  
Oak

# 52  
Live Oak



# 49  
Live Oak



# 45  
Live Oak



# 44  
Live Oak



# 43  
Live Oak



# 41  
Live Oak



# 40  
Laurel Oak

Parkers

Tall Wood



# 37  
Live Oak

S.W. 166th St

# 55  
Live Oak



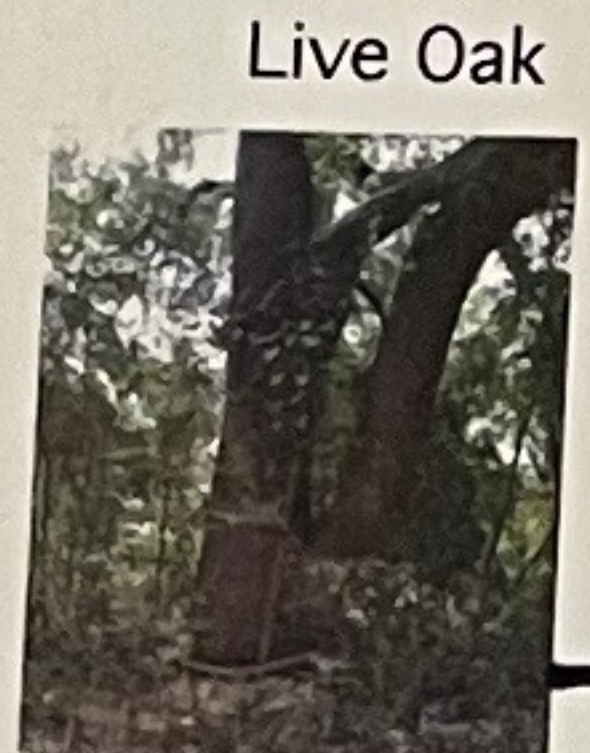
# 54  
Live Oak



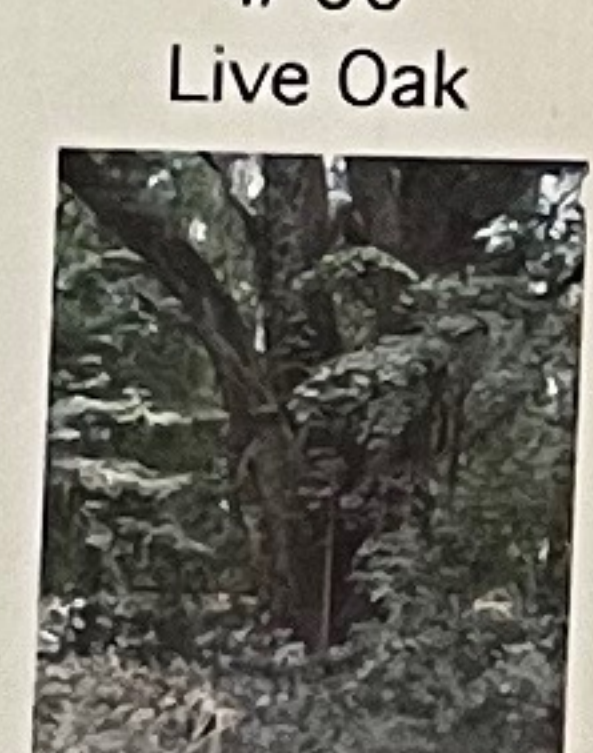
# 53  
Live Oak



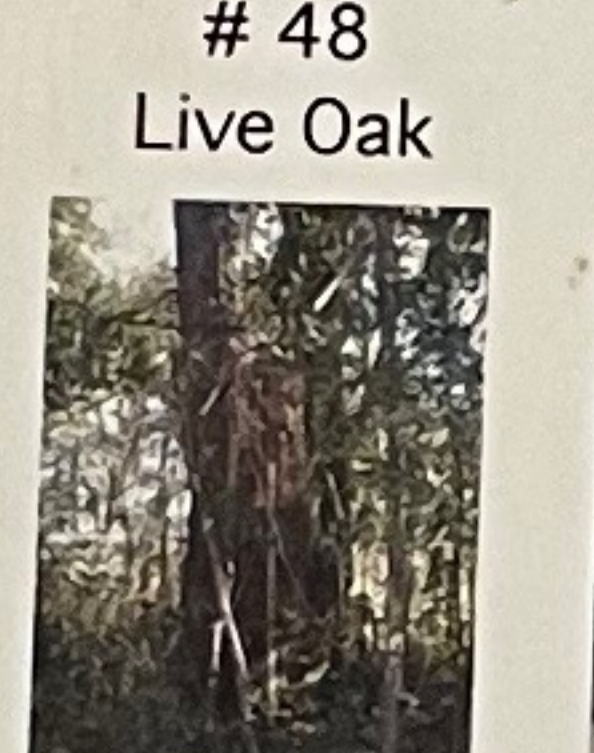
# 51  
Live Oak



# 50  
Live Oak



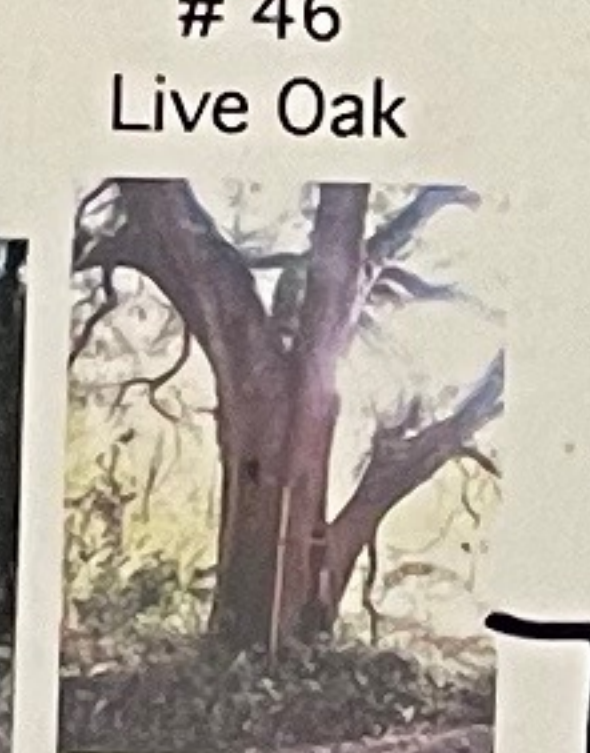
# 48  
Live Oak



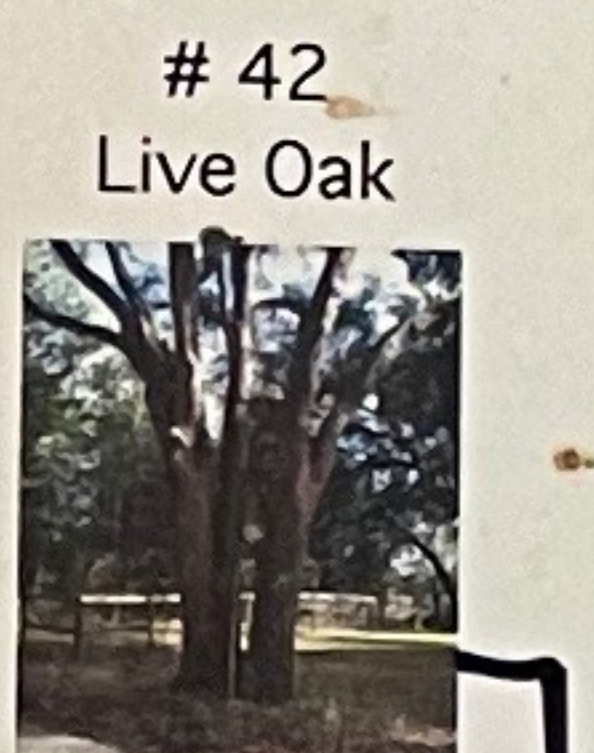
# 47  
Live Oak



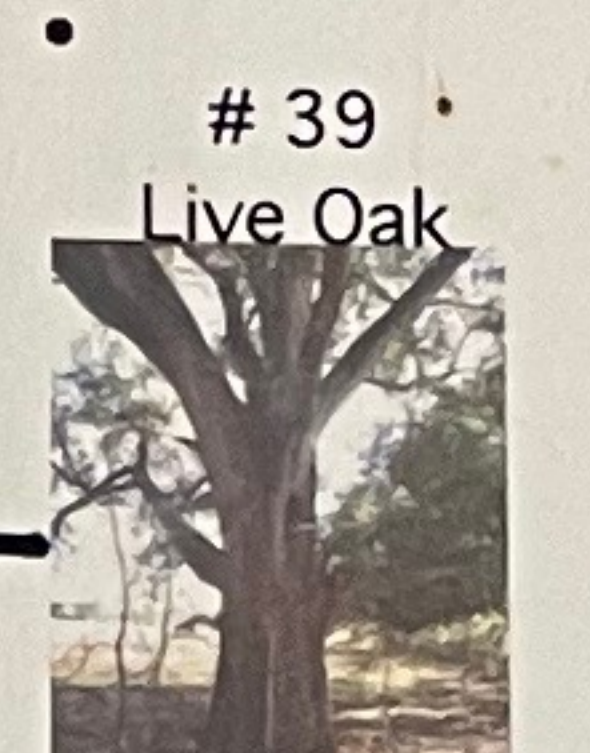
# 46  
Live Oak



# 42  
Live Oak



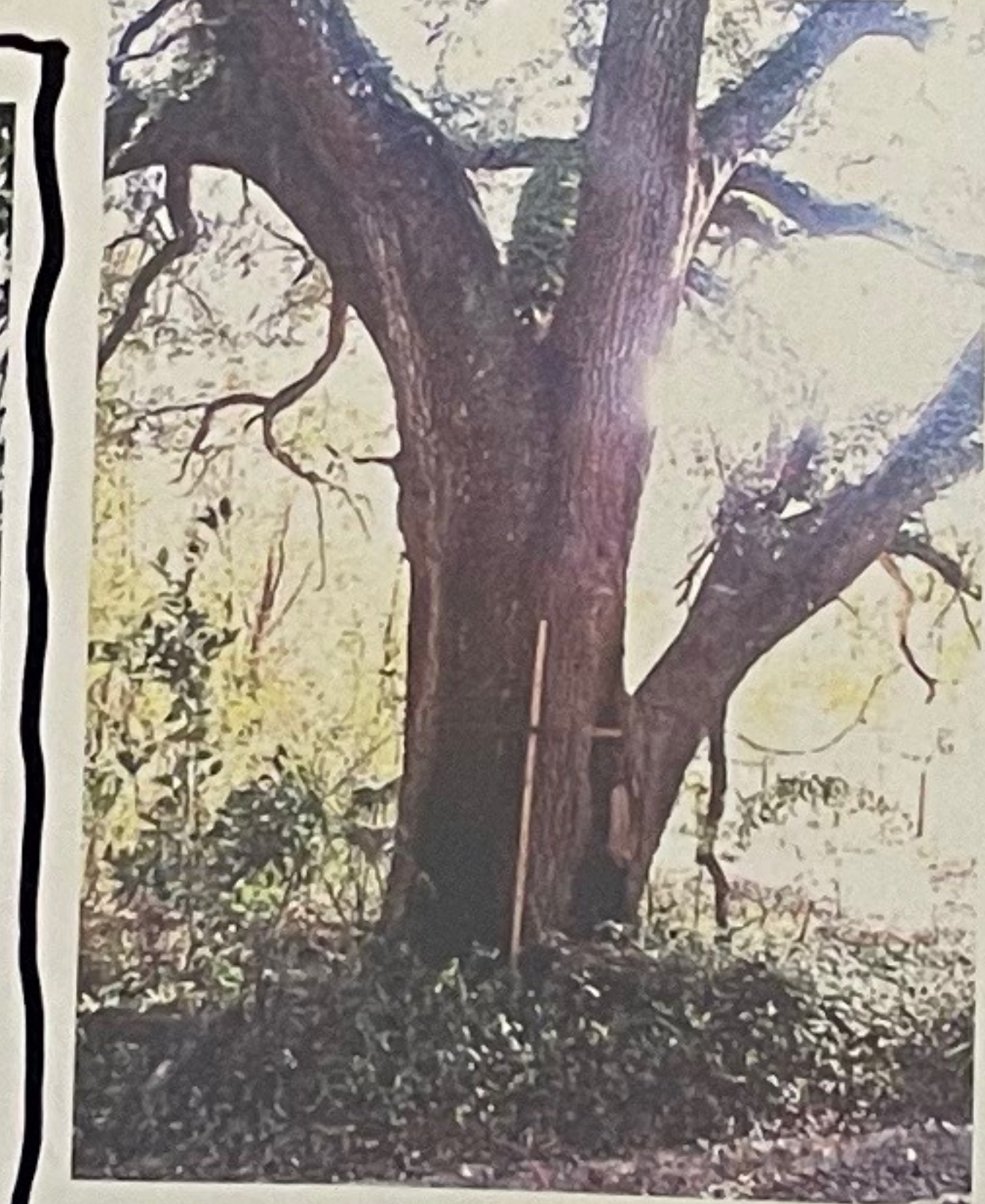
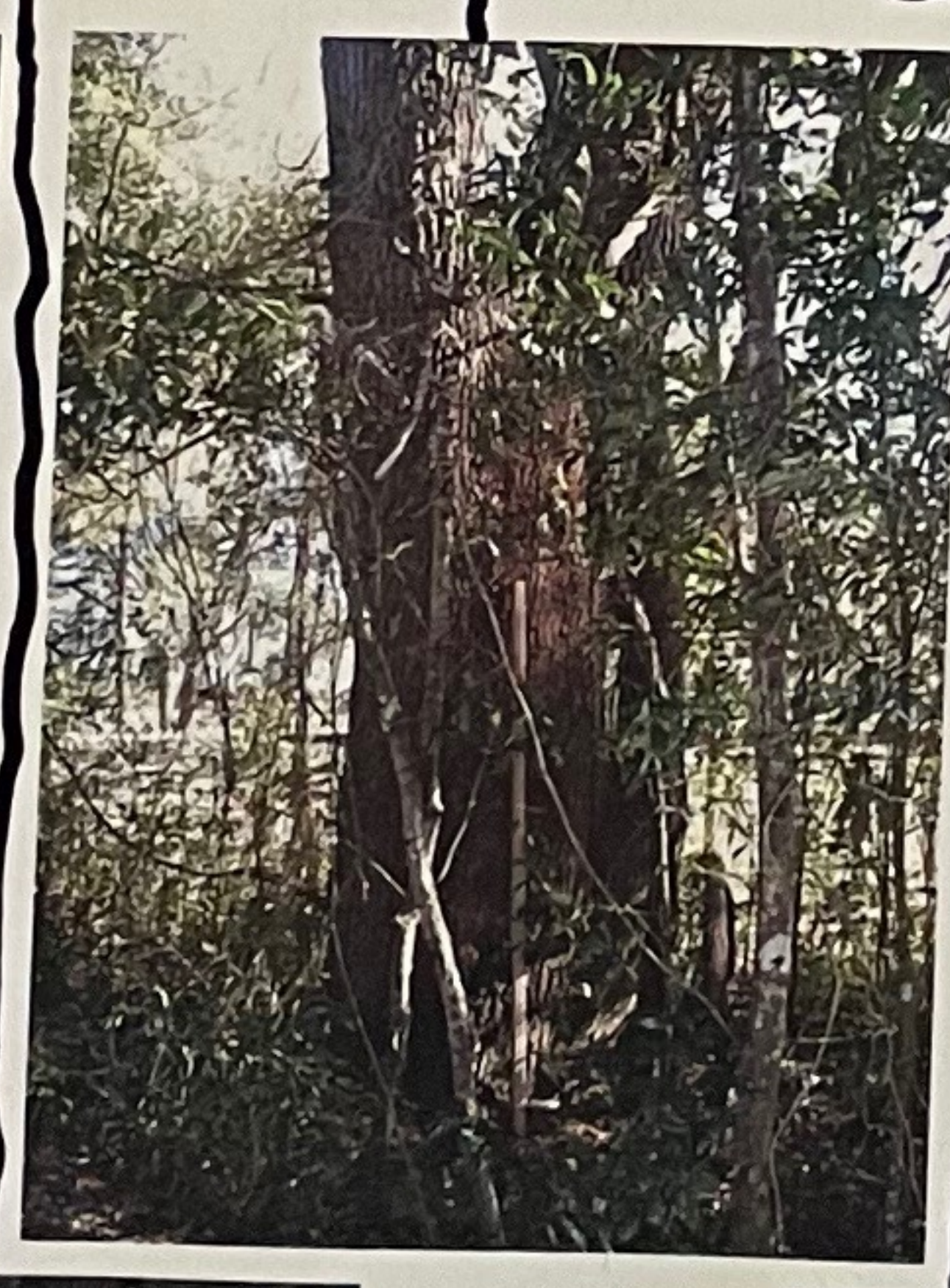
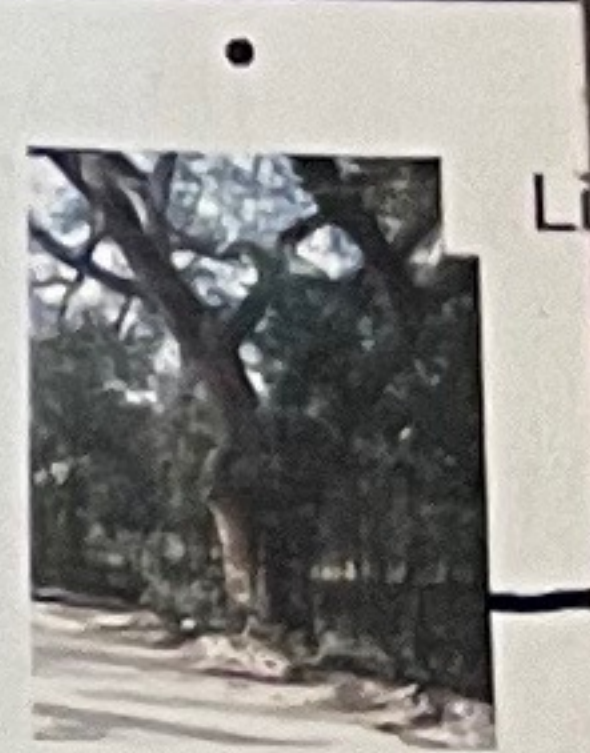
# 39  
Live Oak



# 38  
Laurel Oak



L



#4



↑ N

Lateral Hazard

# 35  
Live Oak

# 33  
Live Oak

# 30  
Live Oak

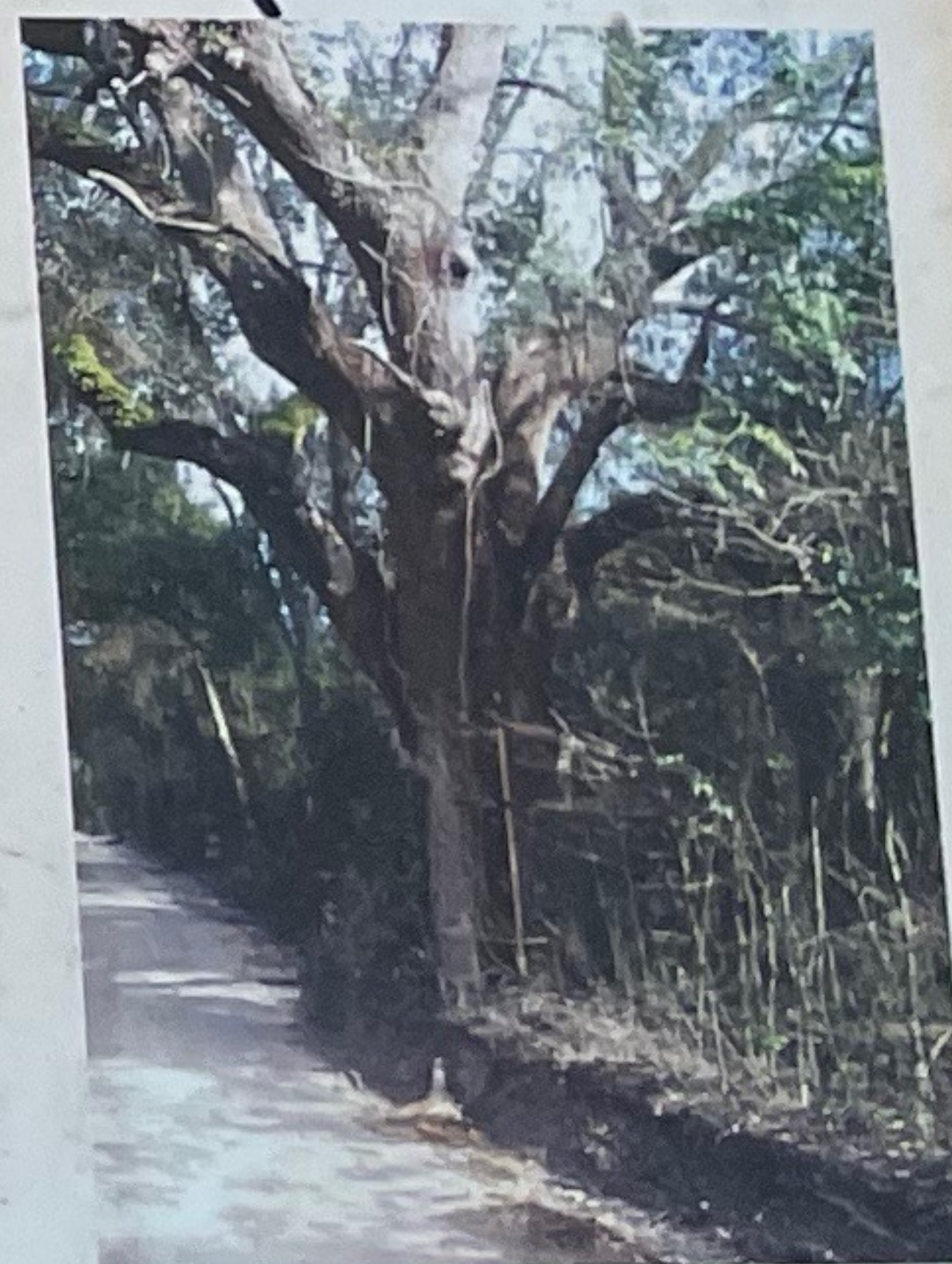
# 36  
Live Oak

# 34  
Laurel Oak

# 32  
Live Oak

# 31  
Live Oak

# 29  
Live Oak



# 3





Buttonbay Farm LLC Jeff Price

Received August 20, 2024

Party owns and operates a farm operation directly to the East of the North East corner of the proposed development (OTSA Block 28). Note that the developer has not accurately depicted the Party as abutting owner and still lists prior owner from 2/18/2019.

Party will be impacted directly by the development. On two prior occasions Party attended and spoke at workshops and requested that a permanent barrier be positioned between the Party's farm and the numerous houses due to the minimal set back. Party requested that one of the five stormwater basins, or some portion of the four Conservation Management Areas be relocated to act a a buffer between the development and the abutting Party's farm. Both time the Party was told this was "impossible" to do.

Party also requested that setback be increased and this was refused as being "impossible." Party requested that a permanent barrier or fence be erected at least 6 feet tall and of solid construction to be maintained by the developer and/or later association. This was refused.

Note that previously developer did agree with Party to locate a retention pond when they developed Phase 20 of Tioga on the North side of Party's land. That request was made during the development phase and was obviously "possible." At that time Party and developer agreed that Party would not object to reducing setback so that developer could install more units. It appears developer is attempting to bootstrap that agreement on reduced setback, to their new phase. Absent an agreement on a buffer between developer's residential homes and Party's farm, Party objects to the current plan.

Livestock is pastured on Party's lands and normal farm practices of animal waste collection and attendant smells may engender future complaints which could have been avoided two years ago during initial planning when open space or non residential green space was requested. Such could have been incorporated by the developer and Party would then have no objections.

## Leslie McLendon

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**From:** Milbrath,Susan <milbrath@flmnh.ufl.edu>  
**Sent:** Tuesday, August 20, 2024 3:43 PM  
**To:** Leslie McLendon  
**Cc:** Jay Fowler; Joe Cauthen  
**Subject:** Re: Party Request Change

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Yes please. I am out of the country.  
Susan Milbrath

On Aug 20, 2024, at 10:49 AM, Leslie McLendon <LMcLendon@alachuacounty.us> wrote:

[External Email]

Good afternoon, Dr. Milbrath,

It's my understanding that you would like Dr. Cauthen to speak on your behalf at next Tuesday's Board of County Commission hearing. Can you please confirm this? I need record of the request.

Thank you,  
Leslie



**WHERE NATURE AND  
CULTURE MEET**

**Leslie McLendon, AICP**  
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Growth Management  
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352-374-5249 (office)



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