



# Envision Alachua Task Force

## Summary of Task Force Meeting #3 September 7, 2011

prepared by

**MIG, Inc.**

October 2011

in support of the Envision Alachua  
process convened by Plum Creek





## **Background**

On September 7, 2011, Plum Creek convened the third Task Force meeting of the Envision Alachua process. Envision Alachua is a community planning process to discuss future economic, environmental and community opportunities in Alachua County on lands owned by Plum Creek. Plum Creek is the largest private landowner in Alachua County, with 65,000 acres. Nearly 24,000 of these acres are permanently conserved. The company's holdings are located throughout northern and eastern Alachua County. Plum Creek is considering future uses for its lands that could be aligned with community needs. The Envision Alachua process will explore potential opportunities for lands in East County that are suitable for uses other than timber.

The objectives for the third Task Force meeting were to:

- Understand current conditions which influence planning on Plum Creek lands
- Continue to refine the Draft Vision, Goals and Guiding Principles Document

This document summarizes the general discussion comments made by the facilitator, presenters and Task Force members during the September 7th meeting; it is not intended as a transcription of the meeting. Meeting materials, information about the process, and a videotape of the meeting can be found at [www.envisionalachua.com](http://www.envisionalachua.com).

### **I. Welcome and Introductions**

Todd Powell opened the meeting and thanked everyone for their participation, including Task Force members, the public and University of Florida design students that were in attendance.

Todd introduced Daniel Iacofano, who briefly reviewed the agenda for the meeting and asked participants to introduce themselves. Daniel reviewed the project schedule, noting the upcoming Educational Forum on September 29th and the first Community Workshop on October 5th, which will open the process up to the broader community in the county. He noted that we are not quite at the halfway point and the process is on schedule so far. Daniel reminded everyone that the website provides a full archive of all the meeting materials. He also noted that participants can view videotapes of the first two task Force meetings and the first Educational Forum on the website.

Daniel asked participants about their participation in the Educational Forum and the tours of Plum Creek lands. Approximately 8 participants responded that they had attended or viewed the Educational Forum, and the majority of Task Force members had participated in the tours. He noted that Plum Creek would be scheduling additional tour opportunities for Task Force members who were not able to attend in early August. Rose Fagler will be following up with Task Force members to coordinate schedules for another tour.

Daniel asked Task Force members for any comments they had regarding the tours and the Education Forum. Rob Brinkman noted that he really enjoyed the demonstration of industrial logging. Jane Adams commented on the vastness of Plum Creek lands and how you can drive for miles and still be on the same property. Lindsay Krieg commented on the eucalyptus experiments, and that looking at new sources of wood was very interesting. Vivian Filer also noted how expansive Plum Creek's lands were and that she observed that activities were being handled carefully and in an environmentally sensitive manner.

## **II. Presentations**

### ***Dr. David Denslow – Regional Economy***

The first presenter was Dr. David Denslow, the chief researcher with BEBR. David was also a speaker at the first Education Forum. His presentation at this meeting was a summary of key economic and demographic conditions in the county.

Dr. Denslow opened his presentation by noting his strong interest in the Envision Alachua process. He noted that public support for the University of Florida (UF) is declining, and its future success and ability to maintain excellence will depend on its interaction with the private sector. He noted this can be achieved more easily if we have land to accommodate activities to attract the innovation economy. He also called out the fact that the skill level required to be competitive in the global economy is rising. Our region needs to have manufacturing jobs that are on the economic frontier. Plum Creek provides a significant opportunity to make available substantial lands that can be used to help support and grow the university and provide opportunities within the community.

Dr. Denslow reviewed population projections for the County through 2040 which showed a substantial increase in population. He reflected on historical projections, returning to the projections made in 1983 and comparing them to actual population figures. The review showed that populations in all but Alachua County showed a substantial increase beyond what was projected.

He then looked at projections for Alachua and Marion County for the next 30 years. Alachua County is expected to grow to a population of 320,000, with a substantial percentage of the population composed of baby boomers. He noted that baby boomers typically have lower rates of support for education and that their spending supports services and industries that don't stimulate the innovation economy. Dr. Denslow expressed concern about having a future state economy that is dependent on growth driven by a retiree population.

Dr. Denslow also noted that Alachua County has the highest millage tax for property taxes in the state (19.1% for the county, versus 13.7% for a statewide average). He explained that property taxes were high because

significant property (32.4%) in the County is tax exempt. An increase in population would generate more property taxes.

Dr. Denslow showed some examples comparing similar size properties in East and West Gainesville. The West Gainesville home prices were 3-4 times the value of similar properties in East Gainesville. Businesses on the West side also outnumbered those on the East side by 4:1. He highlighted some typical commuter routes to show how those living on the East side who relied on buses to get to work could spend 1 – 1.5 hours to travel a route that would take 15-20 minutes by car.

Dr. Denslow described the role of the airport and the influence of air service as a factor in attracting businesses, providing comparative air travel data for Gainesville, other airports in Florida and university hubs such as Austin, Texas and Madison, Wisconsin. He noted that as an area's population increases by 10%, air travel goes up by 13%. As the population of retirees in the area increases, people fly less.

David reviewed graduation rates, noting that the quality of K-12 education is critical to attracting new businesses. He compared graduation rates from Alachua to those of Brevard County and to the statewide average. Alachua County is below statewide average for graduation rates. Brevard has a 95% graduation rate. Alachua County's graduation rate is 75%, which is below the statewide average. What is Brevard doing right? He noted that their school board includes a mix of scientists, engineers and businesspeople, along with teachers and other education professionals. This brings a variety of perspectives, skills and talents together to work toward the same goals.

He closed by briefly describing the six pillars process led by the Florida Chamber, and suggested this process as a potential framework.

### **Questions and Comments**

Daniel opened the floor for questions or comments on Dr. Denslow's presentation.

Rick Drummond commented that it was compelling to see that the only Florida County with accurate projections was Alachua County, noting that the County and its cities have had deliberate growth management policies to sustain steady growth. As we move forward, we have some deliberate ideas on sustaining economic growth and it is debatable what the mix should be. As we move forward, we should work within the context of the growth management strategies. There was a deliberate choice made to not open everything up to speculative growth. It is important that we keep these projections in mind and look at this big creative opportunity within this planning context.

Dr. Denslow replied by providing a brief review of growth patterns in the state over the past three decades. He shared that he was part of a statewide

task force asked to bring some order to the growth that was happening in the state. Plum Creek's visioning process presents an unusual opportunity to plan for growth in a rational fashion.

Rick Drummond responded that just because there are specific policies in place, doesn't mean we can't rethink these policies and look for a new planning paradigm in the county.

Jack Payne commented on the need for universities to have more public/private interactions. He considered this to be positive. There is an unwillingness to invest in public universities. This is unfortunate since our economic success is dependent on our research and development efforts and ability to maintain our knowledge base. He noted the willingness of other countries, such as China, to invest in their top students. Policies that emphasize teaching over research will lead to the decline of education in this country.

### ***Robert Hutchinson – Regional Conservation Efforts***

Daniel then introduced Robert "Hutch" Hutchinson, Executive Director of the Alachua County Trust (ACT) - a key force in the County's conservation movement.

Hutch provided a brief overview of conservation efforts in the County. He highlighted a 1988 report that had two key recommendations: forming an urban-defining greenbelt and establishing a land trust in the County. Both recommendations were implemented. He then reviewed a series of maps that showed the dramatic increase in conservation lands for each decade in the county over a 40 year period. These results have been achieved by the 18 public and non-profit local and statewide organizations working in the county.

He noted the efforts of Helen Hood in creating the San Felasco Hammock State Preserve, and commented that in every community, we are in a race to conserve and develop land. This tension exists everywhere, and it is the community that decides the outcome based on the people it elects and the policies it supports.

Hutch showed several slides that showed how Alachua compared to other counties in conservation, based on percentage of lands and acres per person. He described the Alachua County Forever (ACF) referendum, which directed \$29 million to conservation. The referendum received wide support from builders, the business community, conservation groups and others.

In 2008, Wild Spaces Public Places, which directed \$13 million for parks and open space, barely passed. A voter analysis showed that urban residents expressed a higher rate of support for the measure than rural residents.

ACF was very successful leveraging funds from other sources. Hutch noted that while buying land for open space removes it from the tax rolls, a 2004

economic analysis done by Cape Ann Economics discovered that a typical lot next to green space added about \$8,000 to \$10,000 to the value of the property. Based on this, the \$91 million in property purchased by ACF had a net impact of \$80,000 in lost tax revenue.

He shared a Florida 2060 research study conducted by 1000 Friends of Florida which showed future projections for land in development and conservation in the state. The maps show extensive areas of the state projected to be in conservation or development, with limited lands in an undetermined state.

Hutch briefly reviewed basic land conservation tools including:

- Purchase or donation (fee simple)
- Bargain sale (charitable tax benefits)
- Conservation easement (less than fee)
- Mitigation (for wetlands, species)
- Transfer of development rights
- Exactions (set asides)

Hutch described how Phifer Flatwoods came to be in permanent conservation. The area is an important recreation and conservation corridor. ACT purchased property at auction from Plum Creek and then donated the property to the county. He shared another example, describing how the 600 acre Tusawilla Preserve was purchased by piecing loaned and donated funds together. An unusual source of revenue, a conservation cemetery using green burial processes, generates \$2,000 per burial that is directed to conservation.

Hutch briefly mentioned the work of Richard Louv, author of "Last Child in the Woods" and "The Nature Principle" which discusses how today's children lack a connection with nature, which has related negative impacts on their development.

He closed with a poem, "the Hard Saving" by Sidney Wade, and showed a montage of photos of conservation lands in the County.

### **Questions and Comments**

Daniel asked Task Force members if they had any questions or comments on the presentation. Rob Brinkman asked if the 103,000 acres in conservation in the county included Plum Creek lands under conservation easement. Hutch confirmed that these lands were included in the total.

## **IV. Discussion of Draft Vision Statement, Goals and Guiding Principles**

After a short break, Daniel directed the group to review the draft Vision, Goals and Guiding Principles (VGGP) document. He encouraged everyone to participate so that we could hear comments from each Task Force member.

Hutch opened by commenting that he believed that land that is in intensive silviculture does not achieve conservation goals. He commented on the potential impacts of silviculture and suggested that less impactful techniques be used. He described himself as a supporter of working landscapes, but has concerns about the potential impacts of silviculture on water and wildlife. He expressed disappointment that we did not see what a natural pine forest looks like on the tour.

Rob Brinkman suggested that more consideration of impacts on wildlife by the eucalyptus research area be considered. He commented on the bedding that is used to create rows for trees and stimulate productivity. He encouraged that we look for models of more sustainable forestry.

To encourage the discussion, Daniel referred the group to some of the principles for economic development and asked for more thoughts on how these might take shape.

Vivian commented on the need to provide children more exposure to agriculture and the related job opportunities. We need to help them see agriculture as a modern activity. In a recent visit to an agricultural department, she was impressed by the number of scholarships that were available.

Jack Payne reinforced the need to help people modernize their perceptions of agriculture. At UF, they changed the name of the college to Agriculture and Life Sciences to reflect the wide range of activities that are now included in this field. Given the growing prominence of agricultural science, a graduate degree in this field is comparable to having an MBA.

Tom Coward wanted to build on Jack Payne's comments. He supported the idea of public-private partnerships. He noted that we need an anchor for this area and we have it in the form of agriculture. We have rail and a transportation network. If partnerships between UF and IFAS can be developed, that area can be used as a laboratory to help build and grow agricultural resources and functions in the area.

Vivian Filer noted that this would create a place for children to connect with nature.

Daniel reminded the group of the need for scale for our economic development activities. The United States lost 8 million jobs that need to be replaced. Agriculture can be part of the solution.

Brent Christensen noted that the community has been part of a visioning process and people want to be part of the innovation economy. There is a desire to capitalize on the \$650 million-\$1 billion invested in research in the region and the jobs that this research will grow. Over the long term, we want

people to manufacture the products developed from the companies incubated here so they stay in the area. This manufacturing can't happen downtown; there isn't the space or the zoning for this to happen.

Brent went on to note that there are other economic clusters: clean tech and health tech. Clean tech includes solar, biomass and other green services and industries. The health tech cluster builds on the extensive health infrastructure we have in this town. One area that is starting to blossom is that we are becoming a center for student entrepreneurs. He commented that a business person that comes here and builds a company puts down deep roots and is more likely to stay over the long term. The more businesses we are able to start here, the more we are likely to grow. These businesses can have a ladder of opportunity and provide a range of jobs.

Lindsey Krieg commented that it is challenging to keep young professionals in the area. We need to create an environment that is desirable for young professionals. This includes more resources and activities for young singles who are post-college. She noted there are a number of things going on but the efforts are fragmented. She stays in the area because of her job with the March of Dimes, which she values highly, and her strong relationships within the community.

Ed Dix noted that we need to look at the needs of the people here in the county who are not college bound and develop some trade school opportunities for them. There are some environmental and infrastructure issues that need to be addressed in East Gainesville, and we need to find lands where we can develop business and commercial opportunities. Right now we have the GTECH center, but it is not nearly large enough to accommodate what is needed for job creation.

Daniel asked the group about East Gainesville infrastructure and where we should focus most of our attention.

Ed Dix suggested Hawthorne Road is where we should focus since it is more oriented towards and zoned for commercial and retail. University Avenue runs into Newnan's Lake and is more oriented toward residential. There may be a few parcels out Highway 26 that make sense for development as well.

Rick Drummond shared an observation that the university made a deliberate decision not to grow as it has every year. There are thousands of people who come and go from the area each year. As we look at innovation economy, young people make the difference in the community and economy. How does this project connect with the community in a way that keeps young people and businesses here and attracts entrepreneurial money?

Bill Strassberger noted the railroad and transportation network. Efforts to stimulate manufacturing will require us to look at the area's infrastructure and how we are going to move things in and out of the area. He also noted

the strength of the agricultural activity in the area, noting the large local blueberry farms. He suggested that businesses such as distribution centers could come here. Highway 301 goes from Jacksonville to Tampa and a lot of people travel in this area.

Jane Adams commented that we may want to think about how we are positioned to connect with future rail efforts.

Rob Brinkman referred back to the innovation, health tech and clean tech clusters. We want to look at lands north of Hawthorne Road, since CRX is looking to add a rail spur in this area and this effort will link to the planning for an inland port. These activities can help stimulate Hawthorne and help provide needed housing. This area will either grow or wither on the vine.

Ed Regan noted that he had a conflict with the process. We have overwhelming data that emphasizes infill and suburbia won't attract these opportunities. There is a big emphasis on building new communities. How does this fit with County goals? He asked whether people have to live near manufacturing.

Daniel asked the group if infill development can accommodate what we are talking about. Based on the comments, we need to be less ambiguous and address these points.

Kevin Thorpe had a question about how we are competing with countries overseas. What's happening currently that leads us to believe we can attract these jobs? This is a big question that needs to be addressed.

Daniel noted that we are still the largest manufacturing/exporting nation in the world based on dollar value of input.

Dug Jones commented on John Doggett's presentation at the Educational Forum which showed a commercial highlighting quality cars that were "imported from Detroit," noting that these quality products are grown here. He referenced Lindsey Krieg's comments and noted that we need to think about what we will build on the property. It will need to have the right space and related amenities. The challenge of keeping young people under 30 and the single entrepreneur in the area is that most of them want to live right in the middle of everything. We should consider not having everything located near the manufacturing. He also commented on how it will be important to have the right educational opportunities, whether we are talking about technical programs or K-12. We have an opportunity to make sure we have the right programs in place to support this effort.

Daniel briefly described the "innovation transect" which includes the incubators, then expands to research and development, followed by manufacturing. We don't yet have manufacturing opportunities in the area.

Justin Williams reflected that he enjoyed the land tours and John Doggett's presentation at the Educational Forum. He spoke of the importance of being prepared to grow our economy when we pull out of this recession, noting that when we look at the BRIC economies (Brazil, Russia, India China), their growth is new. He doesn't want us to emulate these countries because a lot of their growth has come at the expense of natural resources. Given the fluctuations in the global economy, as the demands for these nations grow, on-shoring may occur. Justin sees industrial uses on these lands, but emphasized that the University is the economic anchor. He also noted that lands near Hawthorne may be a better location for these industrial uses since the infrastructure is already there.

Justin further commented on conservation opportunities, which he believes should include opportunities for continued public access and recreation and revenues generation, citing Hunt Club use as an example. He encouraged that while we are looking at industrial opportunities, we should also pay attention to what lands we conserve and how we conserve them.

Daniel replied that it is possible to have both. He is not sure how this is done. We may have it create a new model.

Mike Dykes opened his comments by noting that this is his first meeting and he is here representing the Cracker Boys Hunt Club. He described himself as an engineer educated at the University of Florida and one of those professionals who doesn't work here because there aren't job opportunities. He has hunted on Plum Creek lands for 35 years and his children safely play there as well. He would be disappointed to see the place change, but he understands the need to address economic development and job needs. The property has extensive resources including wetlands, creeks, natural areas, eagles, bears and other wildlife.

Scott Koons shared his "30,000 foot level" observations, noting that his organization, the NCF Regional Planning Council, is a multi-county planning organization that coordinates growth, promotes economic development and regional resources, and provides technical services. The organization is committed to the principle that economic growth and conservation are mutually compatible. People need to have a job that pays a living wage and they need to live in a clean, healthy environment.

Scott noted there have been other efforts to revitalize East Gainesville. He called out a study done in 1986, which identified and debunked the perception that there was not sufficient household income in the area to support retail development. This resulted shortly thereafter in the development of the Foodline Shopping Center and other commercial development. In 1997, the City of Gainesville, through its Department of Economic Development, created an Economic Development Plan for East Gainesville, which was the impetus for the GTECH incubator on Hawthorne Road. In 2003, the Metropolitan Transportation Planning Organization

commissioned the Plan East Gainesville initiative. These efforts resulted in the location of Walmart in East Gainesville. There are still more efforts on the drawing boards.

For any of these efforts to be successful, there need to be some investors and risk takers. It's exciting to have the planning led by a large landowner with the resources to take the long view. While Plum Creek is not East Gainesville, these efforts can support East Gainesville. (All studies mentioned are available on the Planning Council's website.)

Ed Gable commented that this was his first meeting as well. He noted that we have identified some hidden assets and long-standing problems to be addressed. We're looking at everything – transportation, natural resources, what is needed from the school programs, economic development, quality of life. This is just what the county needs and could be very positive.

Karen Cole-Smith commented on a program recently featured on Nightline where the entire class curriculum is taught outdoors. This builds a culture that supports many of the things we have talked about this evening. She suggested that some terms used by the group might not be universally understood, and therefore some terms and concepts may need to be simplified to ensure better understanding by all members of the community.

Jack Payne commented that he noticed a theme of sustainable development and he believed we haven't talked about this enough.

Tom Coward mentioned the importance of agriculture; people are always going to need food. We may want to set up a model around food - processing, manufacturing and other aspects of the agricultural industry. He suggested that we create a working group to flesh this topic out further.

Daniel mentioned that Dr. Pierce Jones was working on this topic with his students.

Jane Adams suggested that we talk more about health care delivery and consider how clinics, hospitals and related health services will be provided.

Vivian Filer noted that the group has discussed the incubator concept and how important it is to attract and keep what we grow here. For example, Gatorade was developed here, but it is not manufactured in the county.

Hutch inquired if it was realistic to think we can attract a solar manufacturer here. He noted a large scale solar company that recently failed even though it received more than \$500 million in federal money. He noted also that what's driving down property values is the blight on along east University Avenue and Hawthorne Road. Investors won't respond positively to the blight. He recommended that Plum Creek buy up land from Waldo Road to Hawthorne Road, bulldoze the area and build something attractive. He

referred to the area as “the chicken triangle” linking the name to the KFC, Church’s Chicken and Chunky Chicken restaurants.

Bobbi Walton commented that she agrees with Mike and Justin. In this area, we appreciate lack of development and living in the woods, but this is the greatest opportunity we have seen to have the best of both worlds. She hoped that we don’t overlook the trade school graduates who want to work now and not just emphasize opportunities for college graduates.

Ed Dix commented on the blighted area on University referenced by Hutch. He noted that when you pass the downtown library, you reach an area where it is apparent that the city is not upholding restrictions that contribute to some of the blight. He noted there wasn’t an “orange and blue” convenience store west of Main Street. The current restrictions need to be applied to all of Gainesville. We may need to put more emphasis on commissioners to enforce restrictions to ensure quality development throughout all of Gainesville.

Bill Strassberger encouraged everyone to go visit the Alachua Progress Center Corporate Park. What they are trying to do may be similar to what we are discussing. Progress Park is not filled up – there are more opportunities there. Daniel requested that we get some more information on Progress Park.

Jack Payne made the final comment of the meeting, saying that it’s very important that we talk about the power of a research university. Education is important and while we don’t want it to be elitist, it is the research investment that pays off. Every \$1 in research brings \$10 in return. Hopefully the science coming out of that University will help us have cleaner air and water and technologies that improve our communities.

## **VI. Summary and Next Steps**

Daniel thanked everyone for their participation and reviewed some upcoming events, as follows:

- September 29 – Innovations in Land Conservation and Resource Management
- October 5 – Community Workshop
- November 9 – Task Force Meeting
- November 15 – Innovations in Community Design

He noted that the November 9th Task Force meeting would be held in a different location. Task Force members will be sent a reminder about the location and provided with parking information.

A meeting wallgraphic, attendance roster of Task Force members, and written comments provided by members of the public are attached at the end of this document.

# ENVISION A LACHUA

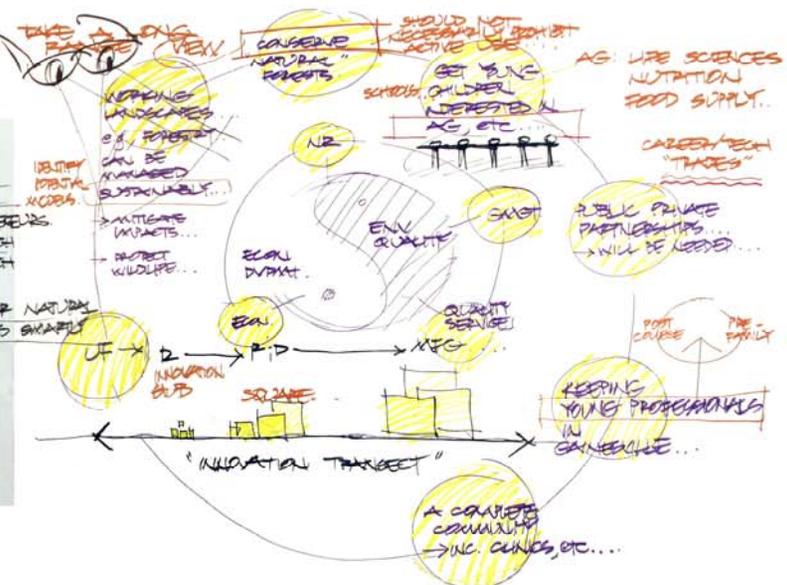
## ECONOMICS - DAVID

- ▷ ALACHUA FELVES SHOW EFFECT OF G.M.P. POLICES ...
- ▷ UP ... THING IN DECLINE IN PUBLIC BUILDING & RESEARCH UNIVERSITIES.

## CONSERVATION - TUSH

- ▷ AC OF LAND IN ALACHUA COUNTY TODAY ...

FRESH OUT: SUSTAINABILITY!!



## Envision Alachua Task Force Meeting #3 – September 7, 2011

## Appendix A

### Roster of Task Force Members

\* denotes in attendance at September 7, 2011 meeting

**\* Jane Adams**

Vice President, University Relations  
The University of Florida

**Dr. Dale Brill**

President  
Florida Chamber Foundation

**\* Rob Brinkman**

Vice Chair of Citizens Advisory Committee to  
MTPO, Member of Rural Concerns Advisory  
Committee, Former Chair of Suwannee St.  
Johns Sierra Club

**\* Robert Castellucci**

Vice President, Marketing  
Roombug

**\* Brent Christensen**

CEO  
Gainesville Area Chamber of Commerce &  
Council of Economic Outreach

**\* Dr. Karen Cole-Smith**

Executive Director  
East Gainesville Initiative & Community  
Outreach  
Santa Fe College

**\* Tom Coward**

Retired Alachua County Commissioner &  
Retired Lincoln High School Teacher

**\* Ed Dix**

Realtor, Developer  
Edix Investments, Inc.

**\* Mike Dykes**

Officer, Cracker Boys Hunt Club  
Senior Project Manager, CH2MHILL

**\* Vivian Filer**

Chair  
Cotton Club Museum & Cultural Center

**Eric Godet**

President & CEO  
Godet Industries

**Dr. Richard Hilsenbeck**

Director Conservation Projects  
The Nature Conservancy

**\* Robert Hutchinson**

Director  
Alachua Conservation Trust

**Pete Johnson**

Former Board Member  
Gainesville Regional Airport Authority

**\* Dug Jones**

Assistant Vice President of Economic  
Development  
Santa Fe College  
Center for Innovation & Economic Development

**Nona Jones**

Community Relations Director  
GRU

**\* Lindsay Krieg**

Community Director  
March of Dimes  
North Central Florida Division

**Charles Lee**

Director of Advocacy  
Audubon Florida

**Eddie Lee Martin**

Former Vice Chair, NCFL Regional Planning  
Council &  
Commissioner City of Hawthorne

**\* Jack Payne**

Senior Vice President  
Institute of Food & Agricultural Sciences (IFAS)  
University of Florida

**Brad Pollitt**

Vice President of Facilities  
Shands Healthcare

**\* Ed Regan**

Assistant General Manager, Strategic Planning  
GRU

**Steven Seibert**

Senior Vice President & Director of Strategic  
Planning  
The Collins Center

**\* Bill Strassberger**

District Engineer  
Clay Electric

**Adrian Taylor**

Pastor  
Springhill Missionary Baptist Church

**\* Kevin Thorpe**

Senior Pastor  
Faith Missionary Baptist

**\* Ed Gable**, representing

**Terry Tougaw**

Director, Community Planning  
Alachua County Public Schools

**\* Bobbi Walton**

President Community Service for Windsor,  
Former Research Librarian for CH2MHILL and  
Environmental Science & Engineering

**\* Justin Williams**

Officer, Public Relations  
Cracker Boys Hunt Club

**Ex Officio Members**

**\* Rick Drummond**

Assistant County Manager  
Alachua County

**\* Scott Koons**

Executive Director  
NCF Regional Planning Council

**Participating Task Force Members  
Representing Plum Creek**

**\* Todd Powell**

Director, Real Estate  
Plum Creek

**\* Rose Fagler**

Manager Community Relations  
Plum Creek

**Plum Creek Resource Liaison to the  
Task Force**

**\* Steve Lowrimore**, representing

**Jon Rashleigh**

Senior Resources Manager  
Plum Creek

**MIG, Inc.**

**\* Daniel Iacofano**

Principal & Lead Facilitator  
MIG, Inc.

**\* Joan Chaplick**

Principal  
MIG, Inc.

# Appendix B

## Public Comment Cards

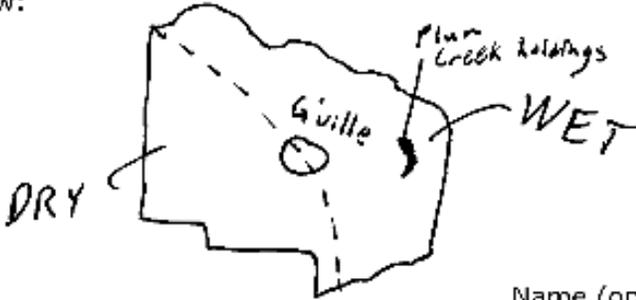


**ENVISION  
ALACHUA**

A community discussion on the future of East County  
CONVENED BY FLUID CREEK

### Task Force Meeting #3 Public Comment Card

Please write your comments regarding the *Envision Alachua* planning process below:



- Great for water recharge  
↳ Not too good for a factory or more single family housing

Name (optional): \_\_\_\_\_  
Please print

Please turn in this card to a project team member at the end of the meeting.  
Thank you for participating in the *Envision Alachua* planning process!

www.envisionalachua.com