



**GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS  
PLANNING COMMISSION MEETING MINUTES**

**Monday, July 27, 2015  
6:00 p.m.**

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**Present:** Commissioner Regina Davis, At - Large Member, Chair  
Commissioner David Tranchand  
Commissioner Frank Rowan  
Commissioner William Chukes  
Commissioner Edward J. Dixon  
Commissioner Mari VanLandingham  
Commissioner Malcolm Carter  
Commissioner Marion Lasley  
David Weiss, County Attorney  
Allara Gutcher, Planning & Community Development Director  
Jill Jeglie, Senior Planner  
Willie Brown, Principal Planner  
Beryl H. Wood, Deputy Clerk

**Absent:**  
Commissioner John Youmans  
Commissioner Gerald McSwain  
Commissioner Dr. Gail Bridges – Bright  
Commissioner Roger Milton, School Board Representative

**1. PLEDGE OF ALLEGIANCE**

Chair Davis called the meeting to order at 6:00p.m with a quorum present. She then led in the pledge of allegiance to the US Flag.

**2. INTRODUCTION OF MEMBERS/ROLL CALL**

Each member present stated his name and district for which he represents.

**3. DISCLOSURES AND DECLARATIONS OF CONFLICT**

Several Commissioners commented they were contacted by citizens opposing Public Hearing # 5 dealing with the Billboard Signs. The Commissioners that were contacted were Mari VanLandingham, Marion Lasley, David Tranchand and William Chukes.

## **PUBLIC HEARING**

4. **PUBLIC HEARING (Legislative)** – A public hearing to consider a text amendment (LDR-2015-02) of Subsection 5705 (Billboard Prohibition) to allow Outdoor Advertising Billboard Signs on lands designated “Public” as shown on the Gadsden County Land Use Map along Interstate-10 only.

Mr. Willie Brown commented the consideration of a text amendment to recommend amendments to Subsection 5705 of the Gadsden County Land Development Code (LDC) to allow Outdoor Advertising “ Billboard” Signs in the “Public” Future Land Use (FLU) category along Interstate –10 (I-10).

Al Moran, Vice President of Communications and Marketing, spoke on behalf of Tallahassee Community College (TCC), is requesting a text change to amend Subsection 5705, Billboard Prohibition (Attachment # 1), of the LDC to allow billboards on lands designated “Pubic” along I -10 as shown on the Gadsden County Future Land Use Map. (Attachment #2).

The applicant met with the Gadsden County Development Council (GCDC) n June 9, 2015 and entered into a Memorandum of Understanding (MOU) agreement with them. The MOU will allow GCDC space on the billboard for thirty (30) years based on availability. Prime Displays, will own, design and install three (3) billboard signs: one for TCC and tow for the GCDC.

Ordinance 4 2001-001, Subsection 5705, was adopted on May 15, 2001 banning billboard signs in the unincorporated area of Gadsden County. (Attachment #4) Prior to this date, there were ten (10) billboards approved and permitted in the unincorporated area. Six are double sided signs with a maximum height of sixty (65) feet and sign area no greater 950 square feet. Four are one sided signs.

He said the Gadsden County Proposed Code would include the following: Subsection 5705. Outdoor Advertising Billboard Signs; Outdoor advertising billboard signs may be permitted on lands designated as “Public” on the Gadsden County Future Land Use Map on properties adjacent to Interstate – 10 only subject to the following restrictions:

- Sign structures shall have a maximum height of 50 feet in sign structure height.
- Sign structures shall have a maximum sign area not greater than 480 square feet.
- Sign structure applicants must provide applicable FDOT approval consistent with Chapter 14-10.004 of the Florida Administrative Code.

The siting of such sign structure shall be required to follow §479.07, Florida Statutes regulating separation between signs and setback from the nearest adjacent right-of-way. All applicants shall be required to produce a valid FDOT approved permit to Gadsden County.

In addition, Subsection 5706 would also be amended. (See attachment 5).

He said the Staff Recommendation is Option 1: Recommend to the BOCC approval of the amendment to Subsection 5705 and 5706 of the Land Development Code (LDR-2015-02).

Commissioner Lasley said she had visited the FDOT websites and it had 10 billboards listed and what that means is there are 10 sections in the county. She added when you click on any section out of the 10 you get a whole list amounting to 53 billboards in the county.

Mr. Brown said there are only 10 in the unincorporated parts of the county.

Commissioner Dixon asked what the basis of staff recommendation was.

Mr. Brown said it was to allow billboards with prohibition, but to replace restricts on the allowance of billboards by only allowing them in areas designated public. He said they are looking into this to accommodate the applicant and because they asked. It was presented as a benefit to both the County and TCC.

Commissioner Lasley said she has a problem changing the Code to benefit applicant. She would whether they apply for a variance or special exception.

Commissioner Chukes asked were there any billboards that advertised businesses in Gadsden County.

Mr. Brown replied there are and are located on Highway 27, along I-10, Pat Thomas Parkway and U.S. 90.

Mrs. Gutcher commented on content. She said they aren't allowed to regulate content because it's a freedom of speech issue, only placement and size.

Al Moran, VP of Marketing for TCC said that Terry Patford of Prime Displays (whom he introduced) approached them to ask about putting two signs in the ground. He spoke of the Memorandum of Understanding. The county would have 3 months access to the County, once finish, the school would have 3 months. For 30 years you have access to sign between the County and College. He said this would help recruit with the facility coming to Gadsden. There would be no money changing hands (just value), which would include minor sign work to be done on

Appleyard on the marquee with an estimate of about \$300,000 for the entire package. He said it would be up to the Development Council to decide what would go on the signs.

Commissioner VanLandingham commented the MOU is not properly executed. She said the entire package was confusing and asked for clarity on how many signs would be placed.

Mr. Moran commented there would be 2 signs for the County or wherever the availability on I-10 exists.

Mr. Brown said it would be two billboards signs. The others exist and are grandfathered in.

Gutcher is to amend the LDC and what that would allow with the FDOT requirements with the 1500 ft. Mile in ½ by the 1500 ft.

Commissioner Chukes asked would they reface sign on Hwy 90.

Chair Davis inquired 3 years from now, would it affect future property owners or adjacent owners?

Commissioner VanLandingham clarified that they are here to amend text.

Commissioner Tranchand asked if they would explain the 3 month rule.

Commissioner Chukes said the reason it's like that so they would have additional signs on I-10. He said it opens up door up for more signs.

Mr. Brown said it is limiting to only public land use. Only lands that are public that are labeled pink on the map

Commissioner Dixon commented we are changing the law to ask to put the signs up for everybody. Can we amend to agriculture and public?

Commissioner Lasley asked about signs on public property.

Chair Davis said the property is not owned by the County.

Mr. Brown commented the signs would not be owned by the County, they are privately owned signs that would advertise private commercial business.

Terry Patford, Owner of Prime Displays, 1876 Wakulla Ann Road, Crawfordville, FL, he said each DOT application is considered one side of a sign. You can have two faces per side of sign. If you build a back to back sign you would have to apply for two permit applications with the State. He said they would be standard

vinyl signs. He said it would be two billboard structures to polls in the ground, with a total of four faces, two faces per sign. The way the median runs on the front end of that property it covers about 80% of the frontage, so you can probably only build two on that piece of property. He said they would probably have to cut some trees.

**Public comment:**

Larry Ganus, 2174 Frank Smith Rd. Quincy, FL, spoke in opposition of this item and recommendation of Option 2. He said he was of the opinion that this boils down to what we want our county to look like. He said this would open the door again on billboards and it sets precedent.

Kathie Grow, 465 John Yawn Place Havana, FL, referenced those cities opposing billboards. She opposed approving of this item.

Mike Dorian, 145 Alligator Run, submitted a letter. He said that TCC does not have a good reputation. He spoke in opposition of this item as well.

Commissioner Lasley asked could they have applied for a variance.

Mrs. Gutcher said a variance is something that deals with a hardship. A sign is not a hardship. The special exception has to do with the use of the structure.

**UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER LASLEY, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR OPTION 2: TO DENY.**

5. **PUBLIC HEARING (Quasi-judicial) – A public hearing for consideration of a special exception use for the expansion of the Talquin Electric Hinson Substation (SE-2015-1) located on Potter Woodberry Road (Tax Parcel ID# 2-22-3N-2W-0000-00123-0100).**

Prior to testimony, each person was sworn by the deputy clerk as to their testimony.

Jill Jeglie said a request for ‘Special Exception Use’ (SEU) to expand the existing Talquin Electrical Cooperative, Inc. facility located on the south side of Potter Woodberry Road as identified by Tax Parcel Identification #2-22-3N-2W-0000-00123-0100 (Attachment #1).

Talquin Electrical Cooperative, Inc. represented by Bill James, as owner and Bert Conoly, P.E., with Jim Stidham and Associates, Inc. have requested the

expansion of the existing Talquin Electric electrical substation facility. This project will include a total renovation of the existing substation equipment, the addition of equipment of improve capacity, increase reliability and reduce electrical outages.

The applicant held a citizens participation meeting on April 28, 2015 on site. The project summary indicates one neighbor attended. They entertained questions regarding the water run-off. The forested buffer to the west and the drainage course that would not be disturbed.

She they are recommending approval with Option 1.

Chair Davis asked for comment for the Commission and there was none.

Chair Davis called for public comment and there was none.

Mike Drives, Planning Engineer for Talquin Electric, 13108 Reddick Rd. He this request would approve the liability by allowing our substations to run more voltages. He said in other words the “Lights will come on faster”.

Commissioner Chukes asked how much fenced area would there be and did any citizens have any objections?

Ms. Jeglie stated that it was 7,787 sq. ft. of fenced area. She said with the additional improvement it would be 45,100 total impervious area 1.4 acres or 10% of the total of 14 acres site.

Mr. Drives said they did have one citizen to attend the Citizen’s Bill of Rights and it was the neighboring property owner to the west. His only concern was would the expand westwardly. He said they (Talquin) are not. He said between the two properties is a drainage ditch and he didn’t want that affected with water run-off.

**UPON MOTION BY COMMISSIONER ROWAN AND SECOND BY COMMISSIONER VANLANDINGHAM, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1: RECOMMEND APPROVAL OF THE TALQUIN ELECTRIC SUBSTATIO SPECIAL EXCEPTION USE (SE-2015-1) TO ALLOW THE EXPANSION OF THE EXISTING ELETRICAL SUBSTATION BASED ON THE FINDINGS PROVIDED IN THIS REPORT AND THE TESTIMONY PROVIDED AT THE PUBLIC HEARING.**

6. **PUBLIC HEARING (Quasi-judicial) – A public hearing for consideration of a conceptual/preliminary site plan for the expansion of the Talquin Electric Hinson Substation (SP-2015-03) located on Potter Woodberry Road (Tax Parcel ID #2-22-3N-2W-0000-00123-0100).**

Ms. Jeglie said the request for site plan approval to expand the existing Talquin Electrical Cooperative, Inc. electrical substation located on Potter Woodberry

Road, as identified by Tax Parcel Identification #2-22-3N-2W-0000-00123-0100.

Talquin Electrical Cooperative, Inc. (Talquin) represented by Bill James, for the owner and Bert Conoly, P.E., with Jim Stidham and Associates, Inc. as the engineer of record, has requested the expansion of the existing substation facility. This project will include a total renovation of the existing substation equipment which includes and eighty (80') foot tall microwave tower, the addition of equipment to improve capacity, increase reliability and reduce electrical outages, and two (2) sixty (60') foot tall static towers.

Pursuant to Subsection 4202.J.2 of the Gadsden County Land Development Code (LDC), the proposed public use is required to be approved as a special exception use with site plan. The special exception use is scheduled to be heard prior to this plan.

She recommend Option 1: Recommend approval of the Talquin Electric Substation Site Plan (SP-2015-3) to allow the expansion of the existing electrical substation within the 2.1680 limits of construction as identified on the seven (7) sheet site plan prepared by Jim Stidham and Associates, Inc. with the following conditions:

- 1.) The expansion of the Talquin Electric Substation Site Plan (SP-2015-01) must be approved by the Board of County Commissioners; and,
- 2.) The applicant shall label a twenty-five (25) foot wide, Type B buffer on the site plan to be maintained along the western and southern boundaries adjacent of residential uses (Subsection 5302.A).

Commissioner Lasley asked if the second site is designated rural residential. She asked does or will this ever get changed to anything else?

Ms. Jeglie said they may want to change to public land use when the County does Land Use Map Amendments.

Mrs. Gutcher said they want have to do Special Exception.

Chair Davis called for public comment and there was none.

**UPON MOTION BY COMMISSIONER CHUKES AND COMMISSIONER CARTER, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, FOR APPROVAL OF OPTION 1 AS STATED ABOVE.**

7. **PRESENTATION** – Presentation by Cameron Morris, Environmental Manager/Ecologist of Preble-Rish, Inc. regarding listed species and regulatory authority.

*For a detailed report you may visit the Clerk's Office or the Planning Commission. This presentation was informational only.*

Cameron Morris gave a presentation on Endangered Species Act and Listed Species. He said Congress passed the Endangered Species Act (ESA) in 1973. Purpose of the ESA is to protect and recover imperiled species and the ecosystems upon which they depend and administer the ESA. He listed the species in Gadsden County: Fish – Gulf sturgeon; Amphibians & Reptiles – Eastern indigo snake, Gopher tortoise (c); Birds – Bald eagle, wood stork; Mammals; Invertebrates – Fat threeridge, Gulf moccasinshell, Ochlocknee moccasinshell, Oval pigtoe; Purple bankclimber, Shninyrayed pocketbook; Plants – American chaffseed, Chapman’s rhododendron, Florida Torreya, Fringed Campion.

Commissioner Dixon inquired how long had the Gopher Tortoise been on the State list.

Mr. Morris commented he was added this year. He added once they become a candidate species they get more protective measures. He said a lot of Silvi culture activities have hurt their numbers.

Commissioner Lasley asked how you deal with Silviculture.

Mr. Morris said it is dealt with by using the Best Management Practices and abide by those guidelines.

Mrs. Gutcher said part of the reason she asked Mr. Morris to attend today stemmed from the workshop last month regarding Policy 5.4 – The endanger and threatened species. How is the best way for the local government to tie into that or do we even need to.

Mr. Morris stated any action that would require federal action. He said anything that would require federal permit. Typically that’s the core of engineers. They issue the Section 7 Consultation. He said it’s the property owner’s responsibility to reach out.

*Commissioner VanLandingham left the meeting at 7:29 p.m.*

8. **PUBLIC HEARING (Legislative) – A public hearing for recommendation of the amended Conservation Element of the Comprehensive Plan to the Board of County Commissioners, to transmit the element to the Department of Economic Opportunity for review.**

**Recommendation on Page 1 Workshop, delete parts A-D. Rephrase last sentence to promote sustainable development in both urbanized and rural areas or delete last portion of first sentence and last sentence.**



**Workshop recommendation: Discussion regarding to include language that speaks to guiding development to promote live/work/play environments.**

Commissioner Lasley commented every time they have struck through items that list things. I personally don't have a problem saying such efforts to promote sustainable development include, but are not limited too. List things so people would know where you are coming from. She said it should also include rural areas, so they could have nice features.

Mrs. Gutcher said they talked about this policy and how it could be broader and have language to include rural areas. Rural areas generally aren't going to be as self-sustainable as urbanized areas because they are walkable.

**UPON MOTION BY COMMISSIONER CARTER AND SECOND BY COMMISSIONER TRANCHAND, THE COMMISSION VOTED 6 – 1, BY VOICE VOTE, FOR APPROVAL ON PAGE 1 AS SUBMITTED. (Commissioner Lasley opposed the motion.)**

**Policy 5.2.1**

Mrs. Gutcher stated she had talked with Andy May and Janet Klemm with DEP, steepheads and seepage streams are considered wetlands. In order to be comprehensive, it's best not to call out specific "types" of wetlands, and let the wetland definition stand on its own accord to cover all possible wetlands. Calling out certain types can be argued that those typed of wetland types not specifically named are excluded.

Mr. Morris replied legally as a county, you can't tell landowners what to do on the upland property.

**UPON BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 6 – 1, BY VOICE VOTE, TO APPROVE Policy 5.2.1 AS STATED. (Commissioner Lasley opposed the motion.)**

**Policy 5.24**

Mrs. Gutcher said there was clarification needed on what the standard height measurement for DBH was and the industry standard is 54 inches. No action was needed.

**Policy 5.2.6**

**UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO APPROVE POLICY 5.2.6 WITH THE ADDITION OF THE WORD AND.**

### **Policy 5.2.9**

Commissioner Lasley would like to put back in habits back in, according to the Florida Statutes you are to protect the habits. She said she was only repeating what was said tonight at the presentation.

Commissioner Carter commented habits are already protected.

Mr. Morris said the language is the species and their habit. He recommended they add habit to the language.

**UPON MOTION BY COMMISSIONER LASLEY AND SECOND BY COMMISSIONER CARTER, THE COMMISSION VOTED 7 – 0, BY THE VOICE VOTE, TO ADD BACK IN ENDANGERED, THREATENED, OR SPECIES OF GREATEST CONSERVATION NEED AND THEIR HABITS.**

### **Policy 5.3.1**

Mrs. Gutchner she said it was her recommendation not to call out certain type of wetlands. Just let it read, wetlands, are locally designated as environmentally sensitive and shall be afforded maximum protection with applicable planning controls. She recommended not including text including streams, creeks, rivers, ponds and lakes.

Commissioner Lasley said for the record she would like it to say wetlands, included, but not limited too.

**UPON MOTION BY COMMISSIONER TRANCHAND AND COMMISSIONER CARTER, THE COMMISSION VOTED 6 – 1, BY THE VOICE VOTE, AS STATED. (Commissioner Lasley opposed the motion.)**

### **Policy 5.3.6**

Commissioner Lasley said she was in favor of protecting water bodies from development.

**UPON MOTION BY COMMISSIONER ROWAN AND SECOND BY COMMISSIONER DIXON, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, FOR APPROVAL TO REPHRASE POLICY TO INCLUDE CLASS 1 SURFACE WATERS.**

### **Policy 5.38**

**UPON MOTION BY COMMISSIONER DIXON AND SECOND BY COMMISSIONER CARTER, THE COMMISSION VOTED 7 – 0, BY VOICE**

**VOTE, TO APPROVE AS STATED.**

**Policy 5.3.9**

Mrs. Gutcher is this policy still relevant. Her recommendation was to strike policy after discussed with Preble-Rish.

**UPON MOTION BY COMMISSIONER CARTER AND SECOND BY COMMISSIONER TRANCHAND, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO STRIKE POLICY 5.3.9.**

**Policy 5.3.14**

Commissioner Lasley said she does not agree with Policy. She felt this differs from the previous policy where the collection of water for commercial bottling purposes should be prohibited.

Attorney Weiss said this is one of the few areas in Florida Statutes where it expressly supersedes any local regulations. The county can adopt if they like, but the County differs to NFWMD and their decision which respect to consumptive use permits. He said there was no real reason to have this policy. He said if adopted it would not be effective when the NFWMD considers an application for permit.

**UPON MOTION BY COMMISSIONER CARTER AND SECOND BY COMMISSIONER ROWAN, THE COMMISSION VOTED 6 – 1, BY VOICE VOTE, TO STRIKE POLICY 5.3.14. (Commissioner Lasley opposed the motion.)**

**Policy 5.3.16**

Mrs. Gutcher said this dealt with the discussion from the workshop regarding Florida friendly landscaping and whether or not to include language that speaks to residential development and if so to encourage the same for residential development.

**UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER DIXON, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO INCLUDE ENCOURAGE RESIDENTIAL.**

**Policy 5.4.1**

Mrs. Gutcher said this policy does include DEP and those federally listed, regarding the inclusion of other species “lists” including those that pertain to wetland dependent species.

Consensus was there was no change needed.

### **Policy 5.4.2**

Mrs. Gutcher commented the question in this policy was whether or not to offer special protection to flora (plant species).

**UPON MOTION BY COMMISSIONER ROWAN AND SECOND BY COMMISSIONER CARTER, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO KEEP AS IS.**

### **Policy 5.4.3**

Mrs. Gutcher said this policy may need rewording due to recent findings and asked that it be tabled.

**UPON MOTION BY COMMISSIONER DIXON AND SECOND BY COMMISSIONER CARTER, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO TABLE.**

### **Policy 5.4.4**

Mrs. Gutcher recommended they allow desktop, phase 1 study. She said this is a policy decision.

Commissioner Lasley when any other action besides the Comprehensive Plan because this in anything that involves water.

Mrs. Gutcher said at the Comprehensive Plan stage you are just bringing awareness to what the potential is before you get to the development stage. You are looking at maximum development potential, you aren't permitting anything. She said those come at development stage.

Commissioner Dixon suggested a two pronged phase where a desk top might be the general idea until something triggers the need for a site visit.

Mrs. Gutcher at this stage of the process you are doing a Planning Level Analysis.

Discussion followed among Commission.

Commissioner Lasley made a motion to retain as is; it failed for lack of second.

There was a motion to table by Commissioner Chukes and it was seconded by Commissioner Carter. The motion was later withdrawn to give staff direction.

**UPON MOTION BY COMMISSIONER CARTER AND SECOND BY COMMISSIONER CHUKES, THE COMMISSION VOTED 6 – 1, BY VOICE**

**VOTE, FOR STAFF RECOMMENDATION TO DO A DESK TOP ANALYSIS AT THE COMPREHENSIVE PLANNING STAGE, WHEN YOU REQUEST A MAP AMENDMENT.(Commissioner Lasley opposed the motion.)**

**Policy 5.6.4**

Commissioner Lasley commented that she was not in favor of limiting to what was listed.

**UPON MOTION BY COMMISSIONER DIXON AND SECOND BY COMMISSIONER CARTER, THE COMMISSION VOTED 6 – 1, BY VOICE VOTE, TO ACCEPT AS AMENDED. (Commissioner Lasley opposed the motion.)**

**Policy 5.6.7**

**UPON MOTION BY COMMISSIONER CARTER AND SECOND BY COMMISSIONER ROWAN, THE COMMISSION VOTED 8 – 0, BY VOICE VOTE, TO APPROVE THE ADDITION OF HOMES INSTEAD OF COMMUNITIES.**

**UPON MOTION BY COMMISSIONER CARTER AND SECOND BY COMMISSIONER ROWAN, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO CHANGE LANGUAGE PROJECTED TO IMPACT COMMUNITY TO HOMES.**

Commissioner Tranchand motioned and Commissioner Rowan second a change to language add portion on neighborhood commercial on future land use map. Commissioner Tranchand said they are moving note up to A. The motion was amended as stated below.

**UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER ROWAN, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO AMEND MOTION TO INCLUDE LANDS THAT INCLUDE RURAL RESIDENTIAL OR NEIGHBORHOOD COMMERCIAL OF A FUTURE LAND USE MAP.**

**Policy 5.6.8**

Commissioner Dixon commented on where mining shall be permissible. He asked would they still spell all of that out. He said the language was removed in a prior policy.

Commissioner Lasley said she felt it was ok to be specific.

Mrs. Gutcher said the language should be consistent.

Commissioner Lasley asked that the definition of a wetland be printed out or attached, so they won't have to refer to Florida Statutes.

**UPON MOTION BY COMMISSIONER DIXON AND SECOND BY COMMISSIONER CARTER, THE COMMISSION VOTED 6 – 1, BY VOICE VOTE, TO APPROVE AS (MINING SHALL BE PERMISSIBLE AND ADJACENT TO WETLANDS, (REMOVING THE REST OF THE DESCRIPTIONS). (Commissioner Lasley opposed the motion.)**

**Policy 5.2.6(C)**

Mrs. Gutcher commented this was the discussion regarding whether this should state "maintain or improve" rather than "significantly different." She said this was Commissioner Lasley's comment, but she would clear it up and bring it back.


**UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER DIXON, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO TABLE POLICY 5.6.85.2.6 (C).**


**UPON MOTION BY COMMISSIONER TRANCHAND AND SECOND BY COMMISSIONER DIXON, THE COMMISSION VOTED 7 – 0, BY VOICE VOTE, TO TABLE THE ENTIRE CONSERVATION ELEMENT UNTIL THE NEXT MEETING.**

9. **PLANNING COMMISSIONER QUESTIONS AND COMMENTS**

There were no additional questions or comments by the Commission.

10. **DIRECTOR'S COMMENTS Allara Gutcher**

 September 10, 2015 PC Meeting – moved to September 17, 2015 following Thursday.

 Commented on the Competitive Florida Asset Mapping Report and the Competitive Florida Partnership Program.

11. **Attorney Comments -**

Attorney Weiss discussed the Disclosures of Ex-Parte Conservations. He advised them to try and avoid those types of conservations outside Public Hearings. You have to disclose the identity of the person, direct them to come to the meeting to discuss at the same time. He said everyone should have same information.

**Next meeting is Thursday, August 13, 2015 at 6:00 pm.**

**ADJOURNMENT OF MEETING**

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COMMISSION, THE CHAIR  
DECLARED THE MEETING ADJOURNED AT 9:15 P.M.**

**GADSDEN COUNTY, FLORIDA**

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**REGINA DAVIS, CHAIR**

**ATTEST:**

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**BERYL H. WOOD, DEPUTY CLERK  
For NICHOLAS THOMAS, CLERK  
Gadsden County, Florida**