

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
THURSDAY, DECEMBER 30, 2021 9:00 AM**

1. ROLL CALL:

The City of Leesburg Commission held a Joint Workshop with the Lake County Board of County Commissioners on Thursday, December 30, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 9:04 a.m. with the following members present:

City of Leesburg Commissioners:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Dan Robuck
Commissioner Mike Pederson
Mayor John Christian

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Daniel Kersey, the news media, and others.

Lake County Board of County Commissioners:

District 1 - Commissioner Douglas B. Shields
District 2 - Chairman/Commissioner Sean M. Parks (Zoom)
District 3 - Chairman/Vice Chair Kirby Smith (Zoom)
District 4 - Commissioner Leslie Campione
District 5 - Commissioner Josh Blake

Also present for Lake County were Interim County Manager Jennifer Barker, County Attorney Melanie Marsh and County Clerk (LCC) Niki Booth.

Leesburg City Commission

Lake County Board of County Commissioners

2. PRESENTATION BY CITY OF LEESBURG

Commissioner Campione stated before moving into the presentations that she wanted to use this time on behalf of the other Board of County Commissioners to say that they are very appreciative of this chance to sit down and have a dialogue with the commissioners of the City of Leesburg. They appreciated that the staff was able to get together, particularly the public works staff. They were provided with a lot of

comments on the two annexation cases for the City of Leesburg. They appreciate the time that has been taken and the consideration of the comments. They have received a lot of public comments at their county commission meetings over the last six months and there could be even more than that on these two annexation applications. The reason they are here today is they have a lot of information and knowledge that they have received from public comments. They also have emails between the county and the unincorporated residents about these applications. She thinks some folks have come today thinking that they were going to have the opportunity to speak at an actual public hearing, but the public hearing is scheduled before the city on January 3rd and that is when the public comments would be taken. Today, the intent is for the county and the city to come together to discuss thoughts and concerns and share the knowledge that they have received from the unincorporated residents. They wanted to have open dialogue with the city so they could help them better understand the county's perspective and vice versa and maybe find some common ground. She wanted to put the audience on notice of how this meeting was going to run.

Mayor Christian turned the meeting over to the City Manager, Al Minner, for his presentation.

CM Minner pointed out that there are a lot of issues floating around with these and stated it would be important to provide a city perspective on this. We have five elected officials and everyone's perspective is a little different. It boils down to how the city is approaching growth and specifically with the two annexations that the city is currently dealing with, Whispering Hills and Hodges Reserve. We need to look at the effects of where the legislative body is at in the City of Leesburg. The City of Leesburg is a municipal corporation and there are disputes about how we perceive our governmental roles and what our functions are. Typically, counties are rural and municipal corporations are urban and they can get cross-eyed and independent counties are all different. There are some very urban counties, like Palm Beach and Brevard, and there are some very rural counties, like Alachua. There are some counties in the middle of the state, like Lake County, which are both. Now, our roles in government are different. Why is there a municipal corporation? Referring to Section 165 of the Florida Statutes that guides and outlines the purpose of municipal corporation and our purpose is to allow for orderly patterns of growth to assure adequate quality and quantity of local public services. Along with ensuring financial integrity. Those are words straight from State Statutes. We also have to be financially pure. Florida Statutes also say that if you have these areas, you can incorporate them into your municipal corporation and that goes before annexation, so if you are an island of urbaneness out there and you want to become a city, the statute says this is how you do it and this is why you do it. State Statute 165.061 sets the standard. They put the standards in there and they were developed in 2007 as amended by the Statutes. It is important to the argument about defining what is rural and what is urban. The statute says when you are going to incorporate and create that municipal corporation you have to be compact and contiguous. A city population must be five thousand in counties that are larger than seventy-five thousand. If there was going to be a little municipal corporation that formed in Lake County, there had to be at least five thousand people. Another interesting item he found was that a city must have an average density of at least one-point five persons per acre. That is not units, that says persons per acre, and that is different. He thinks one-point five persons per acre is rural. He believes that is the litmus test there and that is setting the benchmark for the flavor of municipal corporations or urban and not rural. That is an important statement because, as our planning department is doing their thing, they are urban thinkers not rural thinkers. Also, a city has to be at least two miles away from another municipal corporation and you must have a charter. That does cover the creation of the municipal corporation.

Once a municipal corporation is formed, the statutes suggest that there would be a need for adjusting boundaries. It is important to know that municipal corporations do not go out and seek growth. It is not like the economic development that we talk about where we go out and seek corporations, that we give tax credits and we do this to bring industry and commerce to our corporations. Growth finds the

municipal corporation. We did not go out and seek Whispering Hills nor did we go out and seek Hodges Reserve. Nor did we go out and seek The Villages. Growth finds the municipal corporations and our job is to manage that growth. The statutes then contemplate that municipal corporations would need to adjust their boundaries. You can find information under State Statute 171.021. Why do you have to adjust? Adjustments can be done by annex or contract, but typically it is done by annexation. He has not seen any done by contraction. We do that to ensure sound urban development and accommodate growth. By establishing uniform legislative standards, there is efficient provision of urban services to ensure that areas are not annexed unless municipal services can be provided to those areas. The statutes state that you have to be compact and contiguous and in the remaining Section 171 it sets different standards for annexations. Typically, the annexations that the City of Leesburg has dealt with have been voluntary annexations. That would be a person or a corporation who owns parcels that wants to come into the city and develop it.

Once we figure all that out, we move into part two of Section 171, which turns everything upside down. In short, everything in part two says that if a municipal corporation has an agreement with a county, you can change the rules to mutually suit your desire or your mission to provide the urban services. On November 24, 2014, the City of Leesburg and Lake County formed an Inter Service Boundary Agreement (ISBA). That ISBA is an agreement and in Section 171, part two refers to the city's position and our ISBA is still in full force and effect. Then we throw in the annexations and the city position is that Whispering Hills is compact and contiguous. We point out that it is surrounded by at least two sides of urban growth. Some of that double entendre is that it is unincorporated urban growth, so in areas where the county has grown and it is unincorporated, it looks urban, not rural. Again, with Whispering Hills, the city's position is that it is compact and contiguous. It is surrounded on two sides by urban growth. The Hodges development is the next one and Hodges lies to the south. He would contend that it is not contiguous until it is annexed along with the Whispering Hills. Then the City of Leesburg has incorporated another contiguous unincorporated territory without objection from the county. With municipal corporations, we are already providing a lot of those urban services: water, wastewater, electric, natural gas, solid water and general services. That would be all the services you would find in a general fund. Those general services are probably the ones that people relate to the most in what a municipal corporation does. They provide roads, transportation, law enforcement, fire and rescue, zoning, parks and recreation, library and cultural facilities. In general services, that is really where he believes the county and municipal corporation lines rub. In other more urban counties, it is his understanding that Section 171 part two was formed out of a water and sewer dispute between Sarasota County and the City of Sarasota. When Part two was created, it was because municipal corporations provide these services in the counties where they have become urban and they provide these services. It has become mixed and that was how this was born. We do see a little mixing in the water and sewer, but we do not have that here in Lake County and that is probably a good thing. Again, that may be something we could take advantage of and we could look at that provision of urban services because that may answer some other questions.

Referring to a chart/map, he outlined where the boundaries are for the ISBA. In 2000, Leesburg's population was fifteen thousand nine hundred and fifty-six and in 2010, Leesburg was at twenty thousand one hundred and seventeen. That was an annual growth of two-point four percent per year from the year 2000 to 2010. Our new number for 2020 is twenty-seven thousand. From 2010 to 2020 we grew at a rate of three-point four percent per year. Three percent represents a good growth rate. It is not too fast nor is it too slow; it is manageable. Since 2005, with that spike from fifteen thousand nine hundred and fifty-six to twenty thousand, that peak started coming towards the tail end of that. Then you know how the world works and everything crashed. Since 2005, the city has approved fifty-one developments. With those developments, if you add up all the approved units that could potentially be built in the city, it is twenty-five thousand two hundred and fourteen. Referring to the chart, he showed where all the subdivisions

have been approved since 2005. Referring to the map, the yellow circles show where the city has made seven contiguous annexations and most of them have been northeast of Leesburg in the Radio Road/44/473 corridor. About three annexations have been to the south side of Leesburg in the area where we are talking about now. The Lyden Nichols subdivision, the Regional Hospital and White Marsh. We are currently contemplating Whispering Hills and Hodges. Again, the city's position is that we are not calling that a non-contiguous annexation under Section 171.

Referring to another slide, he showed the south side of Leesburg where Whispering Hills would be located just east of US-27. It would be adjacent to four major subdivisions that are urban in nature. One being Arlington Ridge, which is incorporated, the second is Legacy, which is incorporated. Then it is tucked in next to two unincorporated urban areas. One being Highland Lakes and the other is Plantation. Whispering Hills would tuck in underneath those two with Hodges to follow. Obviously, that would be a big chunk of territory, which is why they are getting the looks that they are. He believes that the city would say this is their job, and this is what we do. We manage the growth that comes before us and we manage it pursuant to our land development regulations and provide it with urban services.

3. PRESENTATION BY LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

Commissioner Campione stated that a couple of things came to mind when you mentioned the South Florida case as being the genesis of part two of the non-contiguous. As she recalls, the Groveland and Leesburg ISBA's were focused on two primary things. One was the closest unit response for fire response, so the county was trying to figure out how the county could cover these areas with fire and work that out with the City of Leesburg and Groveland.

The other big one was the extension of water and sewer lines. Groveland was pushing in the direction of north and east and Leesburg was pushing south. The reason why it was important to negotiate an ISBA that included Groveland was to make sure that the water and sewer lines were not just put out to claim future territory. If an ISBA boundary was delineated, then everyone could back off and say we would extend services when those services are needed, but we would not extend them just for the sake of trying to grow and claim territory. That was something she remembers from that time being a part of the discussions. The land use side of it really was not addressed. The county put in place this rural protection area in the exact area that we are talking about and that was the Yalaha Rural Protection Area. It was Yalaha / Lake Apopka. Her understanding was that even though it was not delineated in that ISBA, the Rural Protection Area would be given consideration by the cities when annexation applications are received. Whether they were appropriate or not or if the designations of the land use and the densities that were put on the property would be consistent with that. From the standpoint of the unincorporated residents that they have heard from, this is something they relied upon and that is why they live in a rural area. They chose to live in a rural area. They love the rural lifestyle that the Rural Protection Area gave them. It was a level of protection and they thought that was how it would be in the future. With the city's purpose and mission, as described in the applications, with how growth is managed, she wondered if the city could manage that growth and process those applications in concert with the county Rural Protection Area. She understands the city's perspective but they have one unit to five acres, which is what the Rural Protection Area calls for and that does not line up with the city's growth pattern. Obviously, with one unit to five acres, could there be a way to annex property within the Rural Protection Area and still achieve the purposes that you are trying to achieve while insulating, protecting the character and quality of life of the residents that want to live in the rural area?

They have been talking with a renowned land planner who has done land planning throughout the U.S.

His whole focus is creating subdivisions and developments that can preserve the rural character and rural space along with the green spaces. It would keep the functional open spaces and layout development in a way that is actually less expensive for the developer, because you keep the infrastructure very tight and you would cluster the project and leave the green spaces open. They look at the features, the little lakes spotted across the property and try to link natural systems together to create wildlife corridors and open spaces. Then they would go in and see where they could put the houses and the development. This is something they are hoping to present to other municipalities around the county to address this conflict.

She feels they are going to have this issue throughout Lake County, where they have rural areas. They have a desire to protect the quality of life and the character of Lake County even though the cities still want to grow and land owners still want to annex. She wanted to be able to blend the two. She hoped this would be the answer. She asked that the city take a look at this and take it under consideration.

Tim McClendon, Lake County Planning and Zoning Director, stated he is a certified planner through the American Planning Association. He wanted to provide an overview of a rural conservation subdivision. As Commissioner Campione mentioned, the staff is currently developing some guidelines and hopefully they will adopt an ordinance in the next month or two pertaining to rural conservation subdivisions. Referring to a slide, he showed a rendering of what rural conservation subdivisions are. He showed a comparison with a parcel of the same size with a conventional type of development with no connected open space. He stated that planners refer to this type of development as a cookie-cutter type development. He provided another rendering showing another development with the same amount of density in a project, but clustering the entire development together in one specific area. Doing that, does a couple of things; it connects green spaces and it protects the wildlife corridors. It also establishes a more rural feel for the properties on the western side of the parcel and to the south. It is more about having an environmentally sound design. It focuses on having a large open space to be more compatible and consistent with the existing rural developments. He provided an example of a development in Pennsylvania which was designed by Randall Arendt. They provided this presentation to the Board of County Commissioners about two months ago. He recommends watching it. He showed a rendering of a fifty acre parcel with one to five acres that the county has and you end up with ten dwelling units. They would all be clustered into a specific area and it would be on the least environmentally impactful part of the site. It would leave you with forty acres of open space and the development patterns would be more consistent with those to the north, east and southern sides. With infrastructure costs, it would be more economical to cluster this kind of development and leave the open space instead of utilizing the entire site. Obviously, more environmentally sound storm water is kept to a storm water run off and it is kept to a minimum if you have low development impact standards (LID). On another slide, he showed a development off Wolf Branch Road, the Parks at Wolf Branch. This was a one hundred and sixteen acre site which breaks down to one dwelling unit per one acre. One hundred and sixteen units on one hundred and sixteen acres. It has about fifty percent open space. From an environmental impact standpoint, the entire property is not clear-cut. You keep existing trees and you would cluster the development around environmentally sensitive areas. You would keep that large cluster of trees and none of those have to be removed. You would have limited infrastructure requirements from a road standpoint, but this one is really a jewel for Lake County. This was a Randall Arendt specific project that he put together for them back in the early 2000's. This is an actual true product of what it would actually look like in a built environment. He provided a couple more examples of conventional and environmentally sensitive developments showing the differences between large open space between roads and front-facing homes in lieu of rear loading developments. He wanted to show the natural open spaces you would see as you drive past the developments. Referring to a map, he pointed out in the outlined purple where Whispering Hills and the Hodges Reserve proposed developments are on the southern side. On the aerial, you can see that it is established as a rural area and not much has happened in this specific area. From a county standpoint, they are trying to target these rural conservation subdivisions in environmentally sensitive areas. All the Rural Protection Areas, including the Yalaha one, that this specific project is in, as well as

the Wekiva, Ocala Natural Forest and the critical area of State concern and the green swamp. He showed on the map the majority of the Whispering Hills and the Hodges are within the Rural Protection Area. He also provided a rendering of the current road conditions in that area. Finalizing his comments, he suggested that everyone watch the hour-long presentation by Randall Arendt.

Commissioner Campione stated that one thing she learned in that presentation from Mr. Arendt was that this was a density neutral solution. Ideally, from a county standpoint, they would like to see one unit to five acres. As the city continues to grow, they could argue about whether they think it is contiguous and compact. At some point, the city will grow and it will be contiguous and compact whether we can agree that it is now or not. If you do decide to process this and approve it, she would argue that just because you receive an application does not mean that you have to approve it. You have the right to approve it if you choose to, if it meets the statutes, but you do not have to. With the density neutral solution, you have a developer that is asking for an "x" number of units per acre. Do you think that is a reasonable number? You could use the conservation design to put those units more centralized in the center of the property. You could put large lots around the boundaries of the property so that the people in the rural communities who back up to other five acre or two acre tracks could also use the large buffers like two or three hundred feet of open space. They could put the open space around all the perimeters so that you can create your density centralized in a way that the rural community could still co-exist and not feel that they have a subdivision right in their backyard. That is why they were hopeful that the city would consider this as a Rural Protection Area and that the city would consider doing master planning with the county. Maybe a joint planning agreement could incorporate this type of design into this area. They could look at transportation so that traffic could be taken away from the rural roads and it could be moved directly on to US-27. That way, it would not change the character and make the rural roads less urbanized, which would change this area forever. She sent an email to everyone with some of the ideas and concepts hoping that they might be able to actually back off this and work for a couple of months on some type of a joint master plan and engage the services of Randall Arendt. That maybe they could have him take a look at this and use it as an incredible template for other places around the county to look at. Where they could see how to have a mixed-use project where people live and co-exist with a rural community that wants to stay intact.

4. OPEN DIALOGUE

Mayor Christian opened it up to the city commission and the county commission for open dialogue. If someone from the city commission would like to start.

Commissioner Burry questioned by looking at the two different projects the county used to describe the differences. They are distinctly different. He questioned if they would consider the current Marsan/Whispering Hills to be environmentally friendly with the outlay they have. **Commissioner Campione** answered with this type of planning perspective there are things that are done on the front end that would assure it is environmentally friendly, and that it has a functional open space. The design right now shows a mixed-use project all around the little lakes. She was not sure if they could do that and what that would look like, because one of them might be a sinkhole-type lake.

If Randall Arendt were to design it he might look at it and say let's connect all of those together and make your functional open space and move the mixed-use a little further away and still have the view and the aesthetic qualities of that. He would probably look at that and design it differently. She thinks about the co-existence between Whispering Hills and the rural community around it. She thinks the buffers would have to be significantly larger, like two hundred feet or so. They had a project that they approved in South Lake County on the Orange County line and it was a good example of how a developer was able to take their density and bring it internal and create buffers. She cannot remember but it was about two

hundred feet and they left the existing trees. If the trees died or something, they would have to replace them. They were forested buffers. They had five acre tracks that abutted this development and they put in two hundred-foot wide buffers. That was a tremendous help to ease that transition between the five acre tracks and the subdivision living.

Mayor Christian commented that he has been on this commission since 2004 and the City of Leesburg has done a pretty fair job. As we heard in the presentation on growth, we do manage our growth. We all knew that US-27 was one of our high growth areas. That area was going to grow no matter what because of its location being near that highway and the connectivity to the turnpike. And now, with The Villages coming in on CR-470, which is not far from this area. We have tried for years to get something done with CR-470 and we all know the reality of the roads. They do not get built until houses are built, and until impact fees are paid.

People talk about the Leesburg schools and how they have a negative rating, but we do not have new families coming into our city. This would allow new families to come into our city, which in turn would help improve our schools. The school board does not have Leesburg slated for any new schools nor do they have us slated for any remodeling. Fruitland Park Elementary, Beverly Shores Elementary and Treadway do not even have walkways to cover the children when they walk from portable one to portable two in a rainstorm. When he looks at growth, we have a large mall that is suffering and it needs help and that help does not come until people move into our city. US-27 has been projected as a growth area for the City of Leesburg for years. He commended the Marsan Group for the Whispering Hills development because they met with the residents on numerous occasions and they changed their plans to accommodate those residents. This is one of the first developers he has seen without the City of Leesburg saying go do this or go do that or we are not approving it. They did that on their own. If they were to ask the developer at this point to hold off, it would be another three months. Whispering Hills and Hodges will not be the last two developments coming on US-27. He was talking to the City Manager the other day on his way home from Orlando and he got really frustrated because his gas was low. He got off the turnpike and there was not one gas station on the east side of US-27 from the turnpike until he hit Main Street in Leesburg. That was almost fourteen miles with no gas station. You have to cross over to the left side to get to the gas station in Okahumpka. You can make a U-turn and go in the opposite direction to Minneola, Texaco or chance it and drive straight to Leesburg and risk running out of gas, but the Minneola Texaco closes early. From an urban city, he sees our city growing as an urban city from US-27 to Leesburg. Growth is going to happen. Now, how do we make it happen? He believes the staff has worked hard to make these developments look nice. We had a discussion at a city commission meeting where we stated we did not want to do cookie cutters. We want good aesthetics to come down US-27 and we have talked about it for years about how we should clean up US-27. You get to the interior of Leesburg and we have older hotels and derelict buildings, so how do we make our energy survive? He would like this city prettier, nicer and more attractive for people coming in. We have an opportunity with new development coming in. Our staff has been working to make that entryway to the City of Leesburg top notch. Now we have these two developers coming in and at the eleventh hour, we are supposed to say please hold when we have the second hearing scheduled for January 3rd. We do not want to adversely affect the county since we have worked so well with Lake County since he has been on the commission. He knows there were some hiccups years ago, but the staff currently works well with Lake County and he would like to continue to work well with Lake County. He would prefer Attorney Marsh not come and object to the hearing on January 3rd unless the county takes that approach and goes to every single city in the county. He does not want the City of Leesburg to be the only city where they come and object to a development. They have approved annexations before when some residents said they did not like them. It happens with any development and he can promise you that with any development that comes, residents are going to come to that podium and say they do not like it and that the schools cannot accommodate the growth and that the roads are terrible. We try our best to listen to the residents and we do what we think is best for the entire City of Leesburg while accommodating the Rural Protection Area. We have to

accommodate for the future growth of our city while making sure that our city is financially strong. He has tried to do this since he has been on the commission. We have heard from other commissioners and our city manager that we have five different commissioners with different mindsets, thoughts and ideas, so at the end of the day, we try to do what is best for the City of Leesburg.

Commissioner Robuck stated in the Rural Protection Area these were clearly not in the ISBA. We can say they were contemplated, but that was not true. We also did not hear a single thing about the RPA until McElyea came up. They exist, that is real, but to say that they are part of the ISBA is very misleading because they are totally separate things. He would be happy to talk about ISBA because he thought that was the purpose of this meeting. He thought it was to review the ISBA, whereas the focus seems to be on those two developments and them being a part of the ISBA and they are not part of the ISBA. These are continuous annexations and his viewpoint is that they continue with standardization and that is a Leesburg issue. In terms of the land planners' designs, they are nice, but they are luxury communities. That is just an idea of what growth should look like and that is luxury. He has a nice home and some land, but that should not be the only way. It should look different for everyone. The fact of the matter is, we have a lot of people that want to own a home who cannot afford half a million dollars or more for a home and that is what this is. One unit per acre, that is half a million dollars a house today. You just cannot get that and we would need at least three or four units per acre to be priced that way. Plus, these examples are old. Today's market is entirely different. The raw land is thirty thousand dollars an acre undeveloped, so when you factor in the increased development and building costs it is impossible to build anything under three hundred thousand a year with density.

If you start taking away density, we are not going to have anywhere for our workforce to live and that is what we have the biggest demand for in the Leesburg area. We have nurses, teachers, firefighters, and police officers that want to own a home. This rural area with one to five or one to one just does not work. That is why they are coming to the city and not the county. We need multi-families to achieve the density and some of that was mentioned in Commissioner Campione's email. We need multi-families, but that is not what people want in the market right now. They do not want to live in a multi-family, they want to own their own home. The pandemic has really pushed on that. People want to have something that is their own. They want a backyard, even if it is small; that is really important. We should not be telling people how and where to live. In terms of roads, he agrees we have a road problem. It was very encouraging to see the county for the first time in thirty years spend some general fund money on roads this year. That was a great step, but the problem is that it was the first time in thirty years. In Leesburg alone, we generate over eight million dollars a year in ad valorem taxes, which goes to the County. That does not include the fact that we provide our own police and fire services, we also have our own parks and recreation centers. So more of that money needs to be spent on the roads. The two million is a great start, but we need there to be a lot more. Also, we cannot force developers to build what we want. It has to be what the market wants. The idea that we would hire the county planner for them if they could build that project and sell it, they would do it in a heartbeat because they know they would get no opposition and developers do not want opposition. They want a project that is easy to build, but these are not economically feasible projects. With the schools, that is a huge issue here in Lake County. We need more people. The Leesburg High School has fewer students now than when he graduated in 2002, significantly fewer, so, we need growth here in Leesburg. We have allowed Clermont to grow. They have gone from ten thousand in 2000 to forty-three thousand residents and those were all okay developments. As the city manager mentioned, we have had several non-contiguous annexations and several contiguous annexations in the RPA with no problem, but now we are getting people coming in and complaining to the county commission, so you want to get involved in Leesburg's business with concerns about whether these are contiguous or non-contiguous. We had a lawsuit with the McElyea case in which that one is in the same RPA. Unfortunately, that one did not go all the way through to get a ruling, but it was settled in a way that the development is moving forward with no changes, so that should give you an idea of where a legal challenge would go. Anyone can sue anyone for anything, but we are clearly on very firm ground

with these being contiguous annexations along with the criteria and staff. If we want to talk specifically about ISBA, he is open to that along with what his concerns are. With the City of Leesburgs planning, that is a Leesburg issue and it should remain so.

CM Minner commented that development is driven by the market, just as Commissioner Robuck mentioned. The city's perspective on this is that we do not think we are acting outside the ISBA or the annexation issues. We have an urban problem and we are seeing urban growth. We respect where the county is with the rural development type of planning you brought and if it is the desire of the city as well as the county, the county then needs to bring some skin to the game and help the city create and make that rural development marketable in the urban area. How do you make that profitable in a market? How do you get the contractors wanting to build one house per unit? The county would have to subsidize them by building their sewers and their roads. The city has already stated that developers do not need to do that because of the impact on growth, but if Lake County wants to look at that rural feel all around, then that growth has to be subsidized. He sent the former county manager an email back in June when the city received the recovery monies and asked how to spend that money. The county received seventy million dollars and the city received eleven million dollars. He asked how we should spend the money best to address the issues that the money was spent on and about that time is when this argument started popping up. If we want these rural types of developments, the county needs to use some of that money to build infrastructure and give it to the cities. Why give it to the cities? Because of the jurisdictions, the boundaries and because we are the utility providers, not the county. What you would create is a market to make these half a million dollar homes if that is what the county wants and that is on the low end. It would also become more affordable. If that does not happen, then you are back to the old-fashioned way of growth, which is state statute, and you will not break the boundaries of the rural feel. He is not saying that is what the city wants, but it seems that is what the county wants. Lake County wants to stay with a rural feel. If so, then Lake County needs to do something to promote that.

Commissioner Campione remarked that she thinks Mr. Arendt would say that the one-to-one was an example for certain locations. She believes the idea here was to go density neutral. In that you know what your developer wants and Mr. Arendt would say that his product is actually more feasible. It is actually more cost effective for the developer, but it also produces a higher-end, more desirable product. He would say that the market would respond to this and we have examples of how it has. So it is not far fetched to say this is not priced out of the market. This is not creating a product that would be outside of the market that would be extremely desirable. Having him make a presentation and having us work together on something, we could look at things like this. They could look at the uses that the Mayor referenced that are not available in this area. They could actually do some master-planning. All you have to do is drive around Lake County and see what happens if you just let it happen. If you drive to Oveido or Apopka, you can see what happens when you let it happen. All she was asking for was to see if we could do it better. We do not have much left in Lake County to do better with and this is an incredibly special, beautiful area. We know what it will look like if it is not designed in a way that is better than what we have seen in other places. She just wanted to bring in an expert to see if we could actually make this special. If we could do it in a way that we could protect the rural character. The big buffers go a long way, but at the end of the day, if all you are willing to do is create larger buffer zones where you can grow and co-exist. You can grow your city and still let the rural community survive and thrive, but you have to have space between them. The developer can cluster, it works and it is a product that people want.

Commissioner Shields mentioned that in Groveland they actually just went through this. They redesigned all their land use and how they are setting up and doing it is more along these lines. They are finding that some developers who were used to doing things the old way thought it was what the market wanted. They are ripping up some old PUD's that were approved and they are going to the new model

because it gives you more affordable housing, it gives you more buffers, it protects some areas that they want protected. They are having great success with it, so things are changing and it is what people want. He believes that the developers might be a half step behind.

Commissioner Parks (zoom call) started by apologizing for being unable to attend the meeting. He appreciated listening to the discussion and dialogue. He thanked the City of Leesburg for hosting this meeting. This is a difficult discussion and he had talked to the Mayor last week when he reached out to him regarding this matter. He had not seen this, he had not heard about Whispering Hills in terms of hearing the concept of it and about the Hodges property. He believes there are a lot of good design elements that he has seen and he has seen some changes, so he appreciates that. There are still a few more concerns that he has. He appreciated Commissioner Robuck's comments and he actually agreed with a lot of his comments. He wanted to stress most importantly that whatever happens here moving forward, it is important for us to have dialogue and how we look for opportunities to see how we can address growth in Lake County in the future together. He does think that is the most important issue here. Recently it has become clear to all of us that the zoning cases that are coming up all around the county are big issues. He thinks it is important to move forward together. With regards to Randall Arendt, he believes that it is a model of development and it is the process that is laid out that is probably the most important for how you site plan for a development. He believes the Randall Arendt process could be a very important tool for use and it is something that is very unique. Lake County is different whether you live in the City of Clermont, Leesburg, Astor, or wherever. Lake County is different. We are not Orlando and nobody here wants to be like the Orlando metro area. What we are struggling with is coming up with a way of making ourselves unique and protecting ourselves from being just an "anywhere America". The Randall Arendt model and process gives a lot of merit to that, not only because it is friendly to the environment and conservation, but it is more like the Lake County constituents to the people he knows that live in the cities or county. That model and the process are more like the county's. He stressed that it is fiscally a model that is more sustainable than the existing model of development and it is fiscally sustainable. He did not want to go into detail, but he has been a student of this over the last couple of years, in trying to make sure that developments are more fiscally responsible and sustainable. It is tricky because sometimes you think when a development comes it is going to provide a great economic boost and that there is going to be more money that comes in. When you look twenty years down the road, it can actually be a money sink. Not all the developments, but we need to be more careful moving forward and that is his perspective. He is just one commissioner and he is looking forward to future discussions on February 7th, where they may look at a county-wide conservation strategy or look at transferring development rights because, from a property rights standpoint, that is probably one of the best ways to respect property rights. It is a tool that we could use on a county-wide level to make sure that some of our rural areas are going to be protected permanently. Then there is an advantage to that, where maybe you get higher density in certain areas and you have attainable housing benefits that come along with that.

Commissioner Smith (zoom call) apologized for not being in person. He had a vacation scheduled for over three months. He thanked the City of Leesburg for working hard with the developer to address the concerns of the county. As he understood, Whispering Hills made a lot of changes to the site plan. They have taken the traffic off Number Two Road and put it on US-27. They also have about fifty percent conservation wetland area and they are condensing their homes in a centralized area to protect the rural feel of the neighboring communities south and east. He understands growth is going to happen. With this project, not only is there residential growth, there is commercial growth and that is exciting because commercial does not use as many services as residential. He thanked the City of Leesburg for listening to the concerns of the county about ISBA. You could have done anything you wanted but you listened not only to the county, but the residents and the developer. In his opinion, that went beyond what you were legally allowed to do. He appreciated the commitment of the citizens of Lake County. He cannot wait until February 7th so they can come up with a plan for all of Lake County.

Commissioner Campione thanked both Commissioner Smith and Parks for their comments. She stated the issue about Number Two Road, the last she saw on the Whispering Hills project at the presentation two days ago from their representative, Tara Tedrow, who explained how forty-one units would still have access to Number Two Road. She would like confirmation from the city with an agreement that the remainder of that development would not have that access. Also, she heard that at US-27 it was only going to have one entrance and that was going to have the magnitude of the number of homes with only one access. That may be problematic if you go too far into developing without having alternative secondary access. **CM Minner** pointed out that the applicants' amended plan, which they presented to the commission back in September, had two access points. The city's land development code requires that you have two access points to a subdivision on different roads. Their original proposal showed one access on US-27 and the second on Number Two Road. We asked them to change that to have access points on US-27. The land development code also allows you to have a beefed-up front entry. That way, you could double the size of a singular entry with different stuff and you could have one main entry point. So the concept they amended was for a major entry coming in and out on US-27 and in the next phase it would hook around to US-27. **Commissioner Campione** asked if that would go through the Windmill subdivision. **CM Minner** replied that is the plan. **Commissioner Campione** asked if they did not develop out towards Windmill Road, would you just have the large boulevard type access? Where, if one side shuts down, you would still have a route? **CM Minner** answered that the large boulevard entryway is a requirement in construction for house number one. **Commissioner Campione** said the concession was one of the most meaningful and important ones because of Number Two Road, but what if it was never used as another entrance? That would be really significant. With the Hodges development, the only entrance to that development is at Dewey Robbins. **CM Minner** responded correct. **Commissioner Campione** asked if there was a way to do more buffering on that development because it is a cookie cutter, whereas Whispering Hills has some unique features. In Whispering Hills there are some multi-families and in her letter she raised the possibility of backing off another three hundred feet on those lot lines because that is a pretty intensive use to have next to rural acre tracks. Those are the things that, without going into a full-blown redesign by somebody like Randall Arendt and redoing a master plan that could be implemented, could go a long way to insulate the intensity of this project and the rural lifestyle around it. She reiterated her request for the city to look at that as a way to protect and co-exist with the surrounding rural area.

Mayor Christian remarked that the city still has two commissioners who have not spoken. He wanted to provide them with an opportunity to speak. **Commissioner Pederson** commented that the Yalaha area is very beautiful and a part of him wishes that it would not be developed, but that is not part of reality. He has been a part of this commission for three years and the first development that came before the commission was McElyea and he struggled with that one. He did buy into it from the affordability standpoint. He did go on the record saying that he would not support it if it was on Number Two Road. Then along came Hodges and he was very vocal at the first reading, saying he was against that development because of Dewey Robbins Road because it could not support the traffic. With Whispering Hills, that was just bad timing for our relationship between the city and the county because this is the first development he is really excited about. We have approved a lot of developments because of the affordability factor. We have done some forty-foot lots, but he believes we have stopped doing those and he is not even crazy about fifty-foot lots either. However, we have Whispering Hills and the developer has made every concession. We usually sit here and listen to nothing but negative feedback from the public. We usually hear nothing positive, but Whispering Hills was a different animal. There was no negative feedback, it was all positive because of what the developer had done with making concessions and trying to make the neighbors happy. He is going to support that development and he is open to discussions on how we can deal with future developments beyond there to protect this area. **Commissioner Campione** remarked that it would help if Jeff Earhardt could at least talk about Dewey

Robbins Road and have a conversation between the county and the city and what would need to happen there as far as the road. **Commissioner Robuck** pointed out that in the PUD any improvements would have to be made by developers. **CM Minner** agreed. **Commissioner Robuck** stated that we could talk about it, but that is not our concern. You should tell them what needs to be done if we approve it. They will either do it or not build it. **CM Minner** commented that it is all part of the process. As everyone knows, these are sent to the county and you review them. They are on one of your desks, then sent to the Regional MPO for input, and after that, it then comes back to us. We receive your input on the roads and tracks on larger regional impacts. It happens in all subdivisions. With the McElyea project, the county reviewed that and demanded that they make improvements to CR-48 and that was all part of the review process and, in turn, that was put into their PUD. **Commissioner Campione** said all those things are important, but in a perfect world you would always have enough right of way and the ability to widen roads that need to be widened. Unfortunately, the way the system works and it is not just here in Lake County, but with the whole idea of impact fees and concurrency, you do not necessarily get to take the road where it needs to be. They often have to do minimal things, but often times it comes down to the right of way. She thought it might be helpful for everybody to hear what the review looked like of that road and whether the improvements that really need to be made could be made. She knows it sounds good to say that they review it and that the developers have to do it, but there is only so much that they have to do. You have to work with what you already have and when you have rural roads they are rural roads.

Jeff Earhardt, Lake County Engineer for Public Works, said Dewey Robbins Road is not one of the best roads, but it is better than Number Two Road from a capacity standpoint. With the developer, they are asking them to provide additional right of way adjacent to their property due to the limited right of way they currently have there. They would really like to get paved shoulders along there, but they have not specifically asked for that. They are also asking for sidewalks along the frontage as well as left and right turn lanes in and out of the development. They would also like to have sidewalks and pedestrian access between them. They also asked for that before in their writeup. Some other traffic concerns he has with Whispering Hills and others that do generate about thirty thousand vehicles to traffic daily. It does add about three thousand or so more at your peak hours. If you look at the study from the traffic standpoint, it does impact about six or seven intersections that are already at unacceptable levels of service. It will obviously make them worse and there are two that they are looking to use in proportionate share payments. **Commissioner Campione** said, with a proportionate share, they are not brought up to the standards that they really need to be. They are brought up to the amount that you contribute to them getting worse. These are the kinds of things moving forward that the county and the city could agree that we could do better. If the city's standpoint is that it is their job to grow, you proceed with applications and you manage it. In reality, that impacts the roads. The county's entire general fund would have to go to accommodate this growth. We would have no other money as taxpayers in Lake County to take care of other services. We have to come up with a better way to handle the road situation. If cities are going to be facilitating all of this growth, then something has to give because we cannot, as an entire community, do this the way it has been done in the past. Someone has to come up with ideas and solutions for how we can do it. We have talked about special districts and MSTU's, some way to handle the additional needs for roads. We have intersections that will function worse and they will only get worse. The county will try to throw some money at it as we go, but that is just the reality of how it goes. **CM Minner** stated he disagrees with everything she just said on a financial basis. This is why the city and the county have a good relationship, because the City of Leesburg has never complained. We have mixed urban and rural services, we mix together and we do it quite well. For example, Highland Lakes and Plantation. When it comes to the county emergency services, the county paid the MSTU and he would argue that the city answers fifty percent of those calls and the city gets paid peanuts. We are providing the urban fire rescue services at a large level that allows the county to spend their money elsewhere. The county currently receives four to five mills while the city is taking care of the water and sewer. In this area, the city is the

investor-owned electricity, gas and parks and recreation. The county receives five mills and the only thing you have to do is take care of the roads. He knows the county handles other stuff and he is not demonizing that, but to come back with a financial argument about we have to come up with a different way to do this, the city is taking the low.

Commissioner Campione replied that with all due respect when she looked at Dewey Robbins Road and the distance from where the Hodges Reserve development is and where US-27 is the only control they have, is the right of way for widening the road. **CM Minner** responded that her Transportation Engineer just said that the county is going to request that the developer provide more right of way in that area.

Commissioner Campione said that it is only in front of their development. **CM Minner** responded he put that on the record so when this comes before the city commission, the county is going to make sure that the developer meets the minimum road standards. **Commissioner Campione** stated that along the Hodges property there is a big gap between where Hodges ends and US-27 begins. That is where they will not have the right of way. **CM Minner** remarked that he does not mean to minimize anything with this rural utopia, he gets it, he understands it, it is a pretty world. The city's job is to function growth. We do not go get it, we manage it, because growth is among us and growth is around us. We are not going to stop growing. It is not going to stop happening. The arguments that are being used to tell us to stop growth are not legal arguments where the county can take away the rights of the property owners to stop. He does not think that is possible. She may disagree, but he is not an attorney.

To get to the happy rural utopia, you have to think outside the box. You cannot stop Whispering Hills, nor can you stop Hodges Reserves. Growth is going to continue to happen if you see the statistics. Maybe as we go down the road, to stop growth or to create this different atmosphere with the current rules and systems that are in place, it is not practical. All that needs to be said is, if we want Lake County to be a rural utopia, we have to go outside the box and think of different ways to get there. If the county is asking the city to stop growth, that may be a reasonable request, but not under the current rules that guide growth and development, the city cannot arbitrarily stop growth the way Commissioner Campione is suggesting. If we stop growth in Lake County and have this rural utopia, we will have to get outside the box. If we do it in an arbitrary way that is not rule centric and you are just going to push the growth to different areas. For example, if we peel back all the ISBA's, you are going to have a free for all. If we did not take in Hodges on the first reading, which was a no vote, even with the ISBA, the majority of this body felt it was not compact and non-contiguous. We also did not take in Sundance, which would have been on CR-48, because we did not want to put a residential neighborhood next to a county industrial park. He believes that the city is doing a good job with resources and planning and development. If we want a different atmosphere for Lake County, and a rural utopia, then there has to be a different way and you are not just going to push the bubble. If you peel back the ISBA's right now, do you know where Hodges goes? Hodges would be annexed into Groveland. Groveland is that close to the Hodges development.

Commissioner Campione stated with these ISBA's they were looking at how they could actually delineate that. **CM Minner** mentioned when the ISBA's came out he was there at the tail of them, when the ISBA's were approved by these bodies and it was about emergency services. He does not remember any conversations about utilities. The county's perspective was that the city has the utilities because we are the utility provider. He does not remember any in-depth conversation about utilities. He remembers in-depth conversations about who was going to provide the fire services to these enclaves and the city's response was that we would and the County said okay. **Commissioner Campione** stated that it was done without a lot of forethought about the land-use side of it. She remembers something about whether Groveland was going to get there or if Leesburg was going to get there first. **CM Minner** added that it was with the formation of the lines and where the cities could get the infrastructure with water and sewer, so that became the natural way to draw the line. The county's concern was that the utility was a good way to draw the lines and we would cover the emergency services in that box. The cities who signed up in

November of 2014 said that they would cover that, so our perspective was that we are already covering your urban area. **Commissioner Campione** said going back to thinking outside the box and doing things differently, that is really where she is trying to come from. The standpoint of why they came here today and they brought up this concept because it works. **CM Minner** pointed out that the concept does not work. For example, in Leesburg we have the Silver Lake Golf Course. It is one hundred and fifty-eight acres. It was annexed by the City between 2012-2014 to become three hundred and fifty-two homes and it has not yet to become anything because of infrastructure problems right on our edge. Then the concept came up of a rural estate concept where, instead of doing the three hundred and fifty-two acres, everyone around was going to make those rural estate one-acre homes and do thirty-five houses. That concept has not gone because it does not return for the developers. After the meeting, he stated he would provide her with the contractors' information so she could talk to them. They tried to do this concept at Silver Lake and they could not make it work because you cannot build a big house on an acre and sell it on the market. If that is what the county wants, then we have to fund that and the government will have to subsidize it. **Commissioner Campione** felt like they were talking about two different things. **CM Minner** pointed out that they were talking about the same thing in two different ways of getting there.

Commissioner Blake commented that he was there for a presentation that Randall Arendt made and it was very interesting. He thinks that it was a really neat idea and there is probably a market for it in a lot of places. The point is that there needs to be a market for it. You cannot mandate good ideas and they do not have to be mandatory. When it comes to the Rural Protection Area, he is not an attorney, but that is what this boils down to and what the county has brought up at all of our meetings. Everyone who lives in that Rural Protection Area made that area less rural by pouring concrete slabs and encroaching on the animal habitat. With all these arguments that have come up, a little humility is in order from everybody when it comes to the Rural Protection Area. If you live there, you helped make it a little less rural and if you are a developer, you created the demand for the developer who built your house, and we all need to keep that in mind. As Commissioner Robuck said from the beginning, and every time this comes up, continuous annexation is a Leesburg issue and it remains a Leesburg issue. It is great that we are having this meeting and he appreciates the city sitting down with the county on this, but it really is a Leesburg issue. When it comes to Lake County in general, a lot of people treat the Rural Protection Areas as a Conservation Area. There is something called the Florida Natural Areas inventory and they have a catalog of all the areas that are under conservation in the State of Florida. It is a joint project between the Florida Natural Areas inventory and the Florida State University. He had a conversation about this last week, so he went and pulled up the numbers for Lake County and thirty-four percent of Lake County is in a permanent conservation. To his knowledge, that does not count the areas that are covered by our navigable waterways, so just imagine how much that adds to that percentage. He was not here to argue that Rural Protection Areas do not exist, but he does have a philosophical disagreement with slapping on this land designation that encumbers anybody's future property rights and locking them in the way they are. Western civilization was founded on the idea of property rights and, historically, when you see a piece of property and if you want something to happen a certain way on that property, the American way is that you buy that piece of property and you can do whatever you like with that property. You do not have the right to view someone else's property. He knows that has come up in zoning proceedings they have had. You do not have the right to a perpetual view of someone else's property. He knows that is hard to swallow, but he is just trying to be honest. With all due respect, he thinks the county needs to let Leesburg manage their annexation process, which is in turn managed by the state. Fundamentally, this is a property rights issue and when it comes to traffic considerations that happens as part of the process and nothing we say here today will change that. That is a natural process that will happen no matter what.

Commissioner Parks commented that he did not say he did not want the City of Leesburg not to grow. He wanted to make that very clear. In fact, he knows that the city will grow and he expects the entire State of Florida to grow, Lake County included. He hoped there would be an invitation for everyone to

look at a new model and a new process on how we could grow. There are a lot of examples in South Lake County, where he is from in Clermont, of things that just were not done in the best way. This could be an invitation to what he was looking at moving forward on how we could grow. It was not about telling you not to grow. We are elected officials, we are equals. We are in this together and that is the way he is looking at it. In his opinion, there are some things that are not going to work in the future to be fiscally sustainable or to continue with patterns of development that are not ours. Again, it is not curtailing or telling Leesburg what to do or that you should not grow, it is about coming up with a new model. The one unit per acre, for example, is the worst thing that Lake County could ever do. If all of Lake County was one unit per acre, that would be the worst thing, because it would not be sustainable.

Commissioner Campione remarked in closing that they came here today in the spirit of cooperation and collaboration. It could be that some of the things she said were misunderstood. With Hodges, there is a big distance from where that property is and US-27, and there is a lot of right of way that they do not have. The road will not be up to the standard that it should be for a project of that nature. The point was that the city cannot fix that because of its location. The location is not optimal for this workforce type housing and higher density housing and it is not the right location for that. They are asking to look at that a little more and how it is designed and the impact it will have. Just because a developer asks for an "x" number of units does not mean you have to give it to them. They came here with the idea that maybe there was a better way we could do things. She was not saying do not grow. She was wondering if there was something everyone could do better and hoped that maybe we could. She appreciates what Whispering Hills has done thus far by putting in some larger lots along the east boundary and limiting access to Number Two Road. That was appreciated. When considering all the unincorporated residents, she asked that the city consider asking Whispering Hills to widen the buffers along the perimeters. It would be perfect for the horse trail concept because they only have thirty to fifty feet now. Widening those buffers would create an insulation between them. It would also give a place for them to have an equestrian trail system. The same with any family if you have two to three hundred feet in those areas, those are great places to put an open space. That would go a long way in helping the unincorporated residents in those rural areas.

Commissioner Shields commented that he did not understand where the concept came up about the county not wanting the city to grow. We were just trying to look out for our unincorporated residents while trying to balance this out. They saw a terrific model for how to do it, so they were asking for joint planning. The city is going to get there. They wanted the best solution for everyone.

Commissioner Smith wanted to make sure he understood this project one hundred percent. This has two equestrian centers, six miles of equestrian trails along with a commercial aspect, as well as almost fifty percent of open space and wetland, correct? **Mayor Christian** replied yes.

Commissioner Shields continued to say that he appreciates the hard work that the City of Leesburg has done to work with the developer on this. He believes that the city has taken everything into consideration. We do have a property rights issue. We have a one to five acre model on the south and east sides of the abutting properties. There is no traffic going on to CR-48 or Number Two Road. It looks like it is being transferred over to US-27. He thinks the City of Leesburg has done a good job trying to accommodate everything the county has asked for. **Commissioner Campione** said that she appreciated the opportunity to sit down and hoped that they could do more of this in the future. She welcomes the concept of out of the box thinking. If we can address some of the issues that come up when new projects are coming online, we could do some master-planning.

Melanie Marsh, Lake County Attorney, wanted to verify if there would be a change in the direction of her attending the City Commission meeting on Monday night to object to the annexation. **Commissioner Campione** started a roll call of the county commissioners. **Commissioner Blake** stated that he did not think anyone from the county needed to be there. **Commissioner Parks** offered that the county should at

least have one representative there to listen to the presentation, but no, he did not want her to object to the annexation. **Commissioner Smith** said he was okay with no objection. **Commissioner Shields** remarked that it was already three to two, so it really did not matter. **LCA Marsh** stated very well then and discontinued the roll call. **Commissioner Campione** stated she made it very clear where she stood. We could do better and she wished we could work together more to create something and pin down some details that could help with the transition.

Mayor Christian said thank you and on behalf of the city he wanted to thank the county commissioners, Mr. Smith and Mr. Parks who showed up online for the joint workshop. Working together, thinking outside the box, he is sure that city staff would look at new ideas and concepts as we move forward in the future.

Commissioner Robuck commented he wanted to clear this up because he believes some of the county commissioners pushed back on the idea that the intention was not to have us grow. If that is the way it came across, the only reason it came across that way was for everyone's benefit and to be fully transparent is that several months ago he had lengthy conversations with Commissioner Campione regarding this project and her concerns. The developer, to his knowledge, addressed all of them, which were big requests. Then came no traffic on Number Two Road and less density on the other side of Number Two Road. They went from over two hundred units down to forty-one, which he had never seen a developer do. That was a huge change. Then the restriction on the amount of age-restrictions for the development the county wanted that to be put in the agreement. All that has been done and they made all sorts of other changes, which were discussed. Then the request from Commissioner Campione to have the county object to the annexation. That is why he feels that the county was asking the city not to grow. This developer went over, above and beyond, to meet the county's requests and then we are still here being asked not to do it. So, that is where that came from. **Commissioner Campione** replied that the ask was not to do it, it was to incorporate some of the requests from some of the other residents.

Commissioner Robuck pointed out that her request was to have the county attorney come to the city commission and object to the annexation. That was the request. **Commissioner Campione** said that they tried to have a joint meeting at the very front end of these projects. **Commissioner Robuck** pointed out that the city was provided with one date and we were unable to do that date. We responded to the county with no response back. The city even sent multiple emails. The fact is that we could not get a response from the county on the time to meet. **Commissioner Campione** disagreed and said that they attempted to do that. **Mayor Christian** interjected and said that this could go back and forth, but we need to move forward. He knew one of the dates that was offered was on a Wednesday but he had church, so he could not make it. However, we are at a point now where we need to look forward in a positive direction considering the county's concerns and thoughts. When annexations come to the city, he believes that is a city issue. He has no issue with us talking about the future, but for the two developers to ask them to stop at the eleventh hour, that is unfair. Whispering Hills alone has done a lot to accommodate the concerns of the residents. They have come to the city commission and they have bent over backwards. As Commissioner Pederson said, we have not seen a developer come in with those types of concessions and every time we make a change it does cost a lot. It costs somebody. They may make a lot of money, but it does cost something. So to just say go make a change because somebody does not like the entrance, that is not right, because those are major changes. That developer has done a lot of work and this commission has done a great job. We do not approve everything. We have made developers change their designs, their architectural designs, and their buffers. He feels that they have done a decent job at pushing the developers to grow as a city. He thanked the county for being here and he thanked the county commissioners who asked the county attorney not to object to the annexation on January 3rd. **Commissioner Robuck** added that he thinks it would be appropriate for the rest of the county commissioners to have the list of the demands that were provided to the city by Commissioner Campione so everyone would know where the frustrations were coming from. **Commissioner Campione** said they

were not demands. They were topics that she thought could be considered as an alternative. She tried to present it in a way that, down the road, looking at a conservation design and implementing some of those concepts and there could be ways that you could implement the concepts into these particular projects.

For example, not grading, not changing the topography, which is the type of thing that goes into conservation design planning. You do not change the topography, you work with the lay of the land and the hills. It was done in the spirit of collaboration and trying to be good stewards to represent the people of Lake County.

Commissioner Connell stated that he had no comment.

Commissioner Pederson had no further comment.

Mayor Christian asked if there were any further comments from the county and there were none. He closed the dialogue.

5. ADJOURN

The meeting adjourned at 10:48 a.m.