



Date: December 9, 2024
To: Mayor and Town Council
From: Sean O’Keefe, Town Manager
Re: Consideration and Approval: **Whispering Heights Final Subdivision Plan**

Objective:

To consider and provide guidance on the outstanding issues identified during the final subdivision plan review for Whispering Heights, a residential development proposed by Red Jacket Development. There are necessary revisions required for compliance with Town codes.

Summary:

The final subdivision plan for Whispering Heights has undergone review by the Town Planner. The following key issues require resolution to ensure compliance with the Town’s Land Development Code (LDC):

1. **Buffers:**
 - Inadequate details regarding buffer zones, including the required wall specifications (materials, spacing, and location).
 - Missing details for shrub heights and root barrier installation for trees near sidewalks.
 - Absence of a stand-alone buffer graphic and insufficient descriptions of buffer details around common and recreational areas.
2. **Wetland Protection:**
 - Proposed swales along Lake Harris lack proper vegetative coverage using native Florida species.
 - Missing plans for signage and long-term maintenance of the swale and buffer zones to ensure hydrological and ecological function.
3. **School Concurrency:**
 - The additional lot count (156 units) requires updated school concurrency approval from the Lake County School District. This documentation must be submitted before Town Council consideration.

Addressing these issues is critical to advancing the approval process while ensuring that the project aligns with environmental, zoning, and community standards.

Fiscal Impact:

There is no direct fiscal impact at this stage of the approval process.

Staff Recommendation:

Staff recommends conditional approval of the final subdivision plan, conditional upon compliance with the staff recommendations to ensure the project follows all applicable Town codes and regulations.