



**CITY OF WINTER SPRINGS  
COMMUNITY DEVELOPMENT DEPARTMENT**

1126 East State Road 434  
Winter Springs, Florida 32708  
[customerservice@winterspringsfl.org](mailto:customerservice@winterspringsfl.org)

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**May 2, 2022**

**CITY OF WINTER SPRINGS  
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the City Commission (CC) of the City of Winter Springs, Florida will hold a public hearing at the Winter Springs City Hall Commission Chambers, 1126 East State Road 434, in order to consider applications for Final Engineering Plans, Waiver #3 (Lot Coverage), Removal of Specimen Trees, and Development Agreement for Hickory Grove Townhomes located within the Town Center (T4 Transect) which includes 132 single-family attached units (townhomes) as a permitted use.

On March 14, 2022 the City Commission approved the Aesthetic Review, two Waivers (#1 Cabana and #2 Streetscape) and a Variance (Stormwater). During the Public Hearing the City Commission made a motion to continue the Final Engineering Plans, Waiver #3 (Lot Coverage), Removal of Specimen Trees, and the Development Agreement, pending further analysis of the proposed development.

On April 11, 2022 the City Commission continued the item for further analysis of the project, pending submittal of supplemental information from the Applicant.

Subject Property: Tax Parcel ID #26-20-30-5AR-0B00-028E (±12.30 acres)  
Address: 141 Bear Springs Drive, Winter Springs, FL 32708  
Applicant: Project Finance Development, LLC | Dwight Saathoff

Public Hearings: **City Commission (CC)**  
May 23, 2022 at 6:30 p.m. or soon thereafter  
April 11, 2022 at 6:30 p.m. (Continued)  
March 14, 2022 at 6:30 p.m. (Continued)

**Planning & Zoning Board/Local Planning Agency (PZB/LPA)**  
February 10, 2022 (Public Hearing Held)

**Public Participation Opportunities:**

Members of the public have several options to participate in the scheduled public hearing. Attendance in person is permitted in the Commission Chambers in accordance with social distancing guidelines. The public is also permitted to sit in the lobby of City Hall. In addition, the meeting will also be live streamed (<https://www.winterspringsfl.org/meetings>). Interested members of the public may provide public comment and will be invited into the Chambers individually to do so if watching from the lobby. Masks may be required for anyone who chooses to attend the meeting in person.

Written comments are welcome advance within three (3) business day of the scheduled meeting via email to [customerservice@winterspringsfl.org](mailto:customerservice@winterspringsfl.org) or by mail to the following address:

City of Winter Springs  
Attn.: Marla Molina  
1126 E. State Road 434  
Winter Springs, FL 32708

Members of the public may view the project application, supporting documents, and the Staff Report on the City's website at [www.winterspringsfl.org](http://www.winterspringsfl.org) prior to attending or commenting. These documents and information pertaining to the above case may also be inspected at the Community Development Department, between 9:00 a.m. and 5:00 p.m., Monday through Friday or by calling 407-327-5963.

**Party Intervenor Requests:**

Pursuant to Section 2-30 of the City Code, persons requesting to be formally declared a party intervenor for purposes of presenting factual and expert testimony and evidence at the quasi-judicial hearing are required to file an application at least seven (7) days prior to the scheduled hearing.

The Party Intervenor Form is available at [www.winterspringsfl.org/cd/page/party-intervenor-form](http://www.winterspringsfl.org/cd/page/party-intervenor-form) or by contacting customer service at [customerservice@winterspringsfl.org](mailto:customerservice@winterspringsfl.org).

**General Notice Requirements:**

This informational notice is being provided as a courtesy to all surrounding property owners. No action is required on your part.

Interested parties are hereby advised that they may appear at said hearings and be heard with respect to the application. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City Commission with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

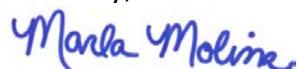
The Local Planning Agency and City Commission reserve the right to continue or postpone hearings to a date certain without re-advertising. The Planning and Zoning Board/Local Planning Agency meeting may include the attendance of one (1) or more members of the City Commission, who may or may not participate in the Board discussions held at its public hearing.

The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Winter Springs, listed below, at least 48 hours prior to the meeting:

Christian Gowan, City Clerk, 1126 E. State Road 434, Winter Springs, by telephone at 407-327-5955 or via email at [cityclerkdepartment@winterspringsfl.org](mailto:cityclerkdepartment@winterspringsfl.org).

Please find enclosed a location map for subject property. If there are any questions or clarifications necessary, please feel free to contact [mmolina@winterspringsfl.org](mailto:mmolina@winterspringsfl.org).

Sincerely,



Marla Molina  
Senior City Planner

# Project Site

Parcel ID #26-20-30-5AR-0B00-028E

