

Narrative  
Henderson Hill – Community Meeting February 26, 2026

Robert Ziegenfuss (EOR) presented the project and PowerPoint presentation. He described that the project would consist of three (3) commercial uses that would be permitted in the C-2 zoning district. The concept of future land use and zoning was discussed and it was explained that the future land use for the area is commercial and that the proposed rezoning of the property would comply with the existing future land use designation for this area. The site plan shown was for 3 fast food restaurants with drive through service lanes. It was explained that the users may not match the plan but the layout of the front and rear cross access drives would remain, even if the end users change. He also described that the developer is only required to provide a twenty-five (25) ft buffer along the north property line and has made the decision to provide a wider thirty (30) ft wide buffer and the existing trees within this buffer will be preserved. The developer (Drew Hill) committed to one story buildings as well during the course of the presentation. It was also discussed that the site was originally planned for 4 users and that the developer also has made the decision to limit the development to 3 end users of the site, each developed individually.

There were about eight to ten (8-10) community members present at the meeting. They expressed concern about the noise from the development and it was discussed that the existing concrete wall and preserved vegetation would help shield the neighboring residents from the noise. They also stated concern about the increased traffic. The applicant team advised that the majority of the traffic would be utilizing the existing cross access drive on SR 46 and that the project would be reviewed by Seminole County Transportation/Engineering department and that they will ensure that any increase in traffic and/or substandard roadway conditions for Henderson would be addressed as part of the plan review and approval process. The residents were concerned about a potential for a two or three (2 or 3) story development and the developer (Drew Hill) committed to only construct one story buildings on the development. Overall, it seemed that the residents understand that the increased width of the landscape buffer, the commitment for a one story development and a three (3) user vs four (4) user development all helped to ease their concerns. They realize that the property will be developed as a commercial use and that these commitments from the developer help ease their concerns and provide for the best commercial development for this property.



Date: February 6, 2026

To: To Whom It May Concern

RE: Summary of Proposed Changes to Seminole County Project #: 25-20000010

Parcel Identification Number: 30-19-30-514-0000-0020

To Whom It May Concern,

The Applicant is proposing a Rezone from A-1 (Agriculture) to C-2 (General Commercial) for the parcel located at the Northwest corner of West SR 46 and North Henderson Lane, Sanford, Florida.

You are being notified as required by Section 30.44(2)(b) of the Seminole County Land Development Code. For reference, below is the current site.



**When:** February 26, 2026, from 6:00 p.m. to 8:00 p.m.

**Where:** SpringHill Suites, 201 N Towne Road, Sanford, FL 32771

Please come and learn more about the project, ask any questions you may have as well as voice any concerns.

Should you have any questions or need to discuss the project in the interim, I can be reached via phone at (407) 271-8910 or via email at bob@zdevelopmentservices.com.

Sincerely,

Bob Ziegenfuss, PE, LEED AP

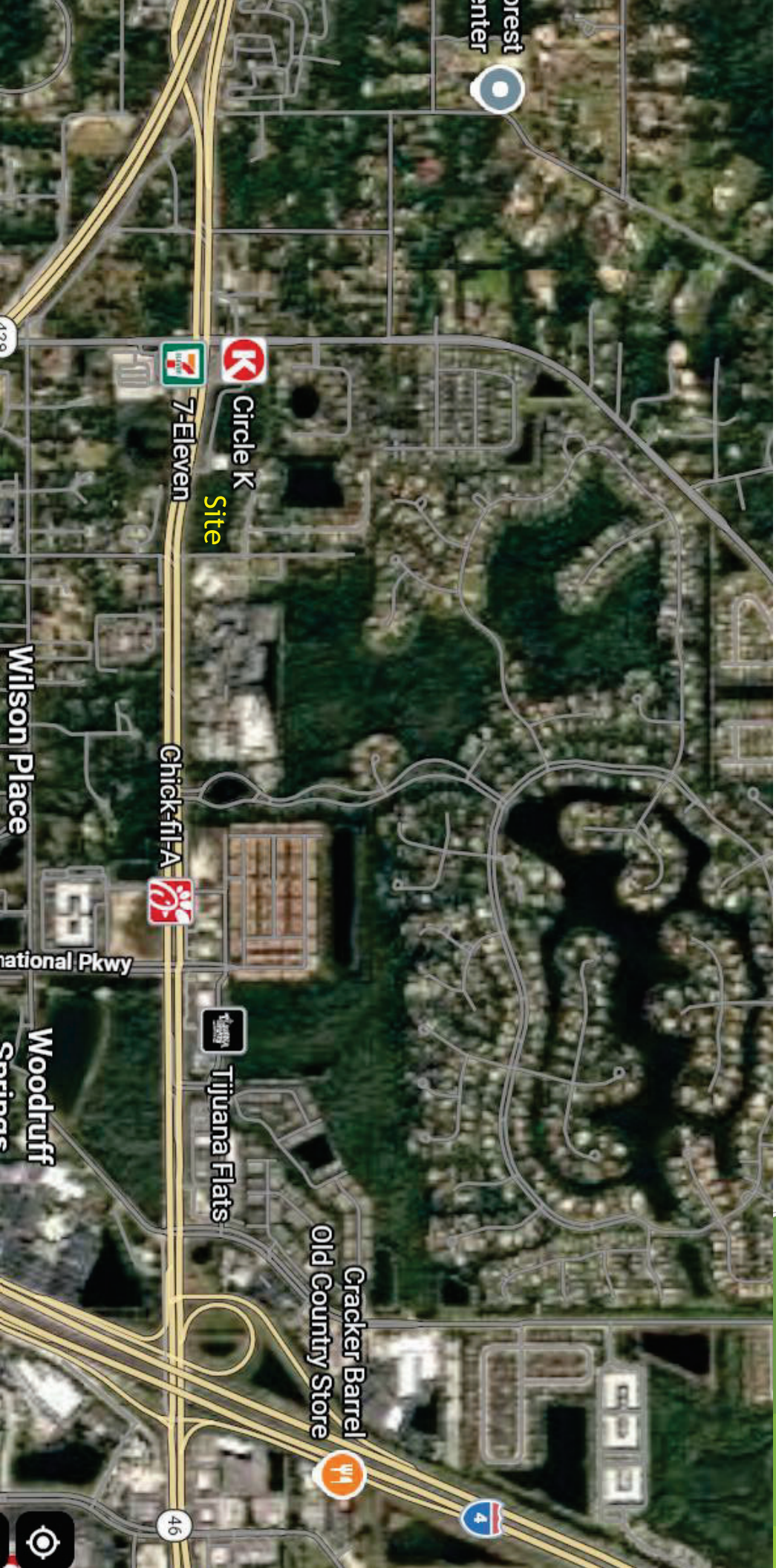
**1201 E. Robinson St.  
Orlando, Florida 32801**

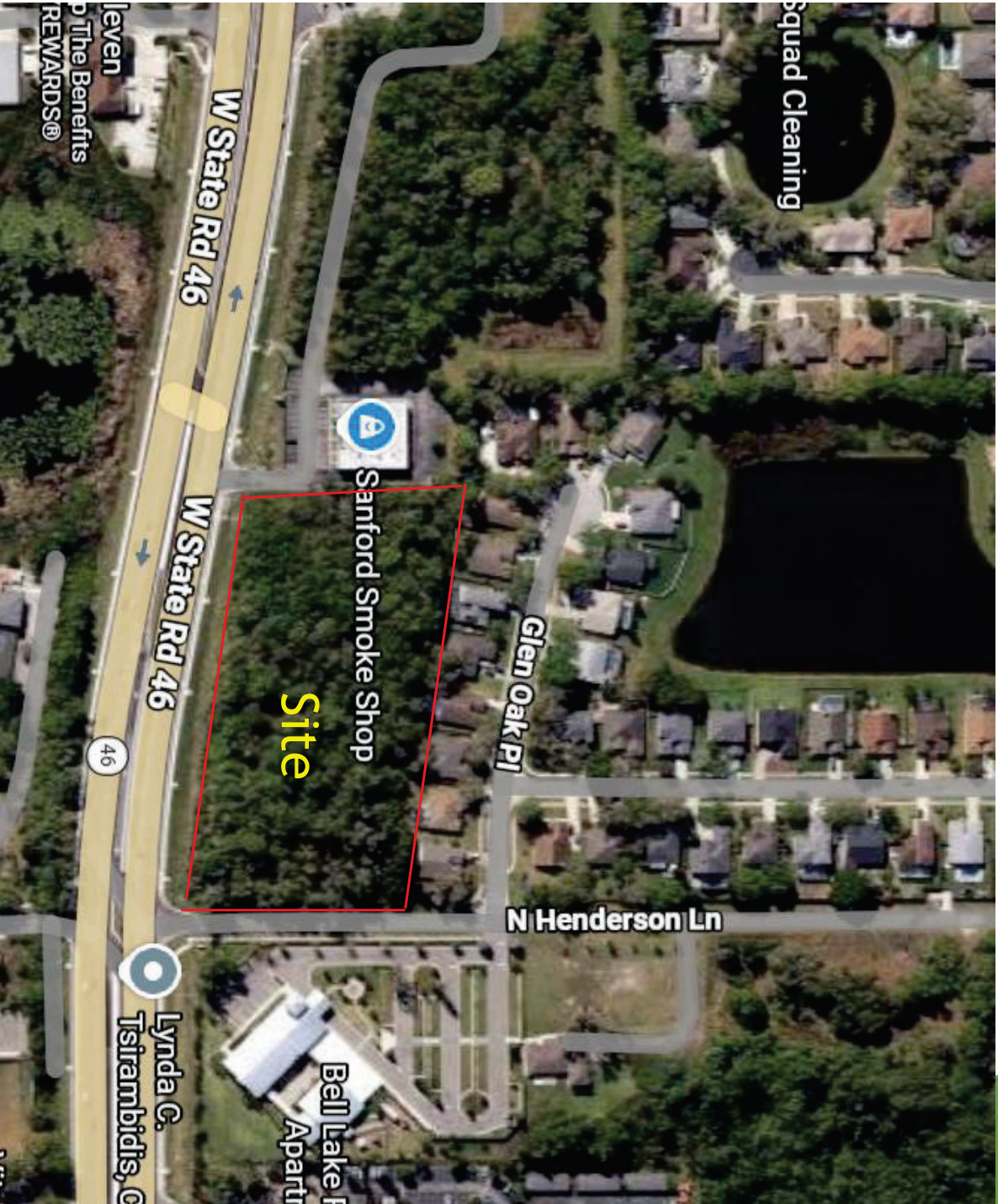
**Phone: (407) 271-8910**

# **Henderson Hill**

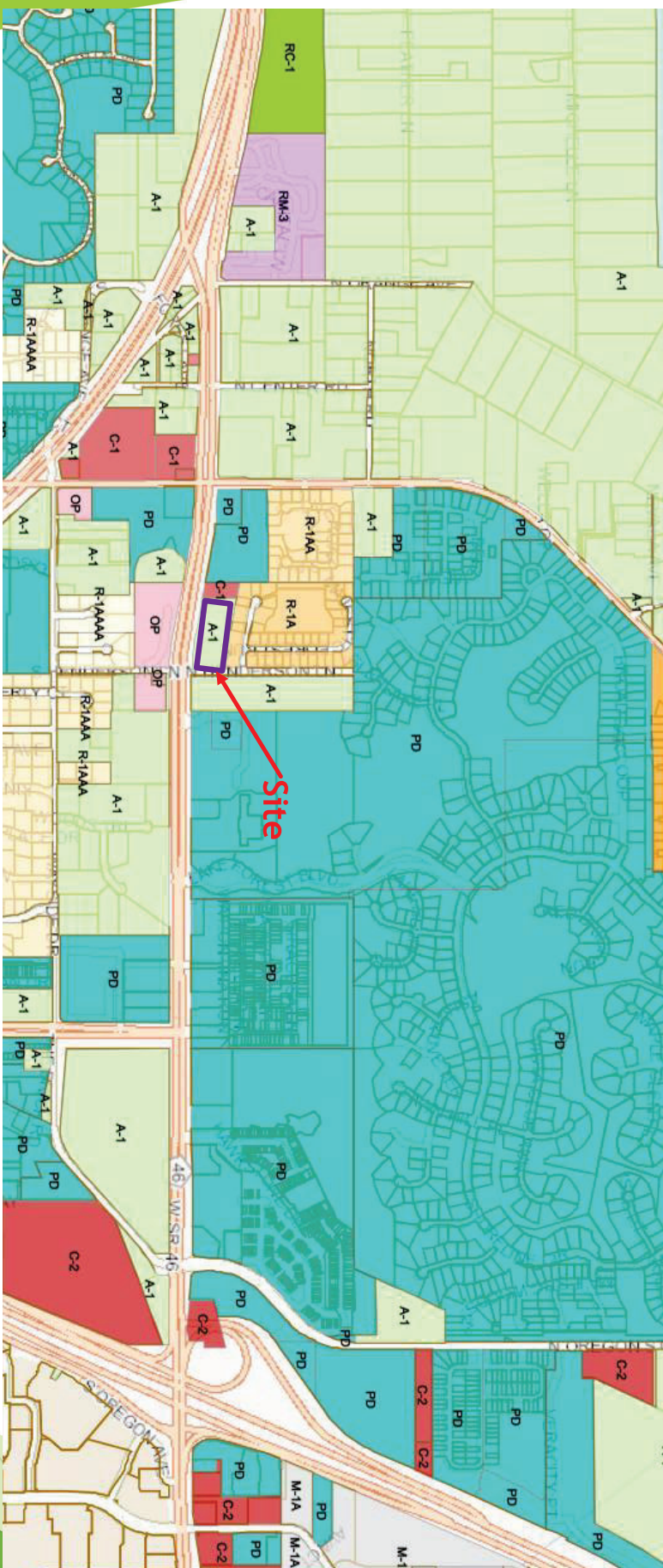
**NWC W FL-46 & N. Henderson Lane  
Sanford, Florida**

**Rezone from A-1 (Agricultural) to C-2 (General Commercial)**

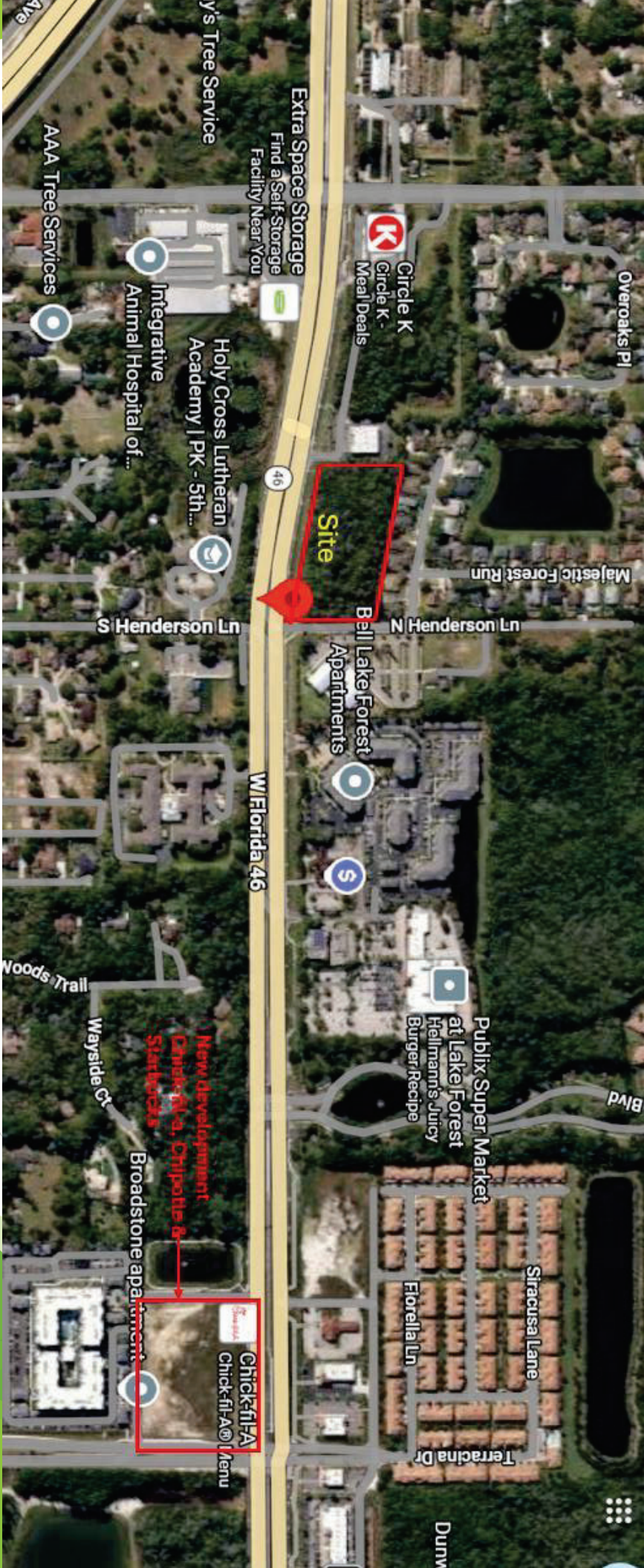




# Zoning Map



Zoning	
[Color]	A-1 Agricultural-1Ac
[Color]	A-10 Rural-10Ac
[Color]	A-5 Rural-5Ac
[Color]	A-3 Rural-3Ac
[Color]	RC-1 Country Homes-1Ac
[Color]	R-1AAAA Single Fam-21780
[Color]	R-1AAA Single Fam-13500
[Color]	R-1AA Single Fam-11700
[Color]	R-1A Single Fam-9000
[Color]	R-1 Single Fam-8400
[Color]	R-1B Single Fam-6700
[Color]	R-1B8 Single Fam-5000
[Color]	R-2 One and Two-Family-9000
[Color]	R-3A Multi-Family-10DU
[Color]	R-3 Multi-Family-13DU
[Color]	R-4 Multi-Family
[Color]	R-4H Affordable Housing-3600
[Color]	RM-1 Single Fam Mobile Home-7000
[Color]	RM-2 Single Fam Mobile Home-5000
[Color]	RM-3 Travel Trailer-1500
[Color]	RP Residential Professional
[Color]	OP Office
[Color]	CS Convenience Commercial
[Color]	CN Restricted Neighborhood Com.
[Color]	C-1 Retail Commercial-Commodities
[Color]	C-2 Retail Commercial
[Color]	C-3 Gen Commercial & Wholesale
[Color]	M-1A Very Light Industrial
[Color]	M-1 Industrial
[Color]	M-2 Impact-Gen Industrial
[Color]	PD Planned Development
[Color]	UC University Community
[Color]	PIU Public Land & Institutions
[Color]	CITY



Overoaks Pl

Majestic Forest Run

N Henderson Ln

Ball Lake Forest  
Apartments

W Florida 46

S Henderson Ln

Woods Trail

Wayside Ct

New development  
Chick-fil-A, Chipotle &  
Starbucks

Broadstone apartment

Chick-fil-A  
Chick-fil-A Menu

Publix Super Market  
at Lake Forest  
Hellmann's Juicy  
Burger Recipe

Siracusa Lane  
Florella Ln

Terraina Dr

Dunwo

Extra Space Storage  
Find a Self-Storage  
Facility Near You

Holy Cross Lutheran  
Academy | PK - 5th...

AAA Tree Services

Integrative  
Animal Hospital of...

Circle K  
Circle K -  
Meal Deals

46

Site



