

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

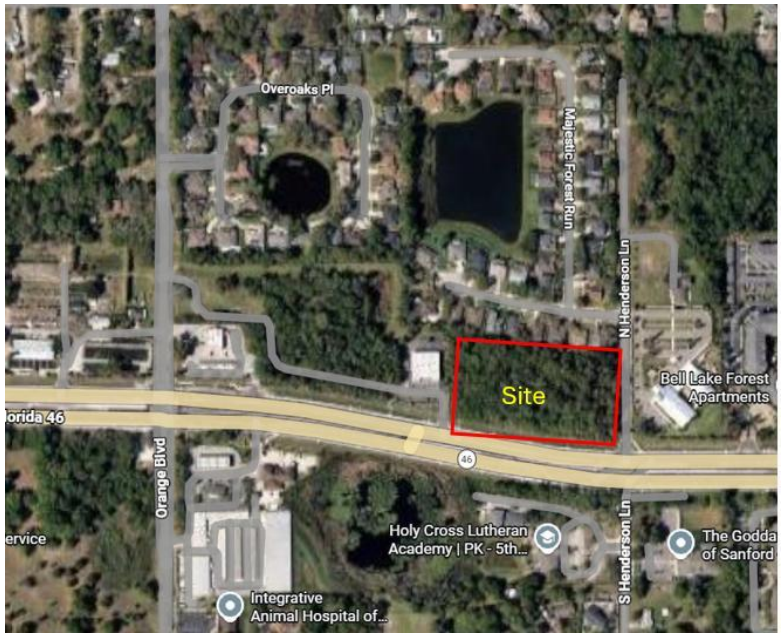
RE: Summary of Proposed Changes to Seminole County Project #: 25-2000010

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

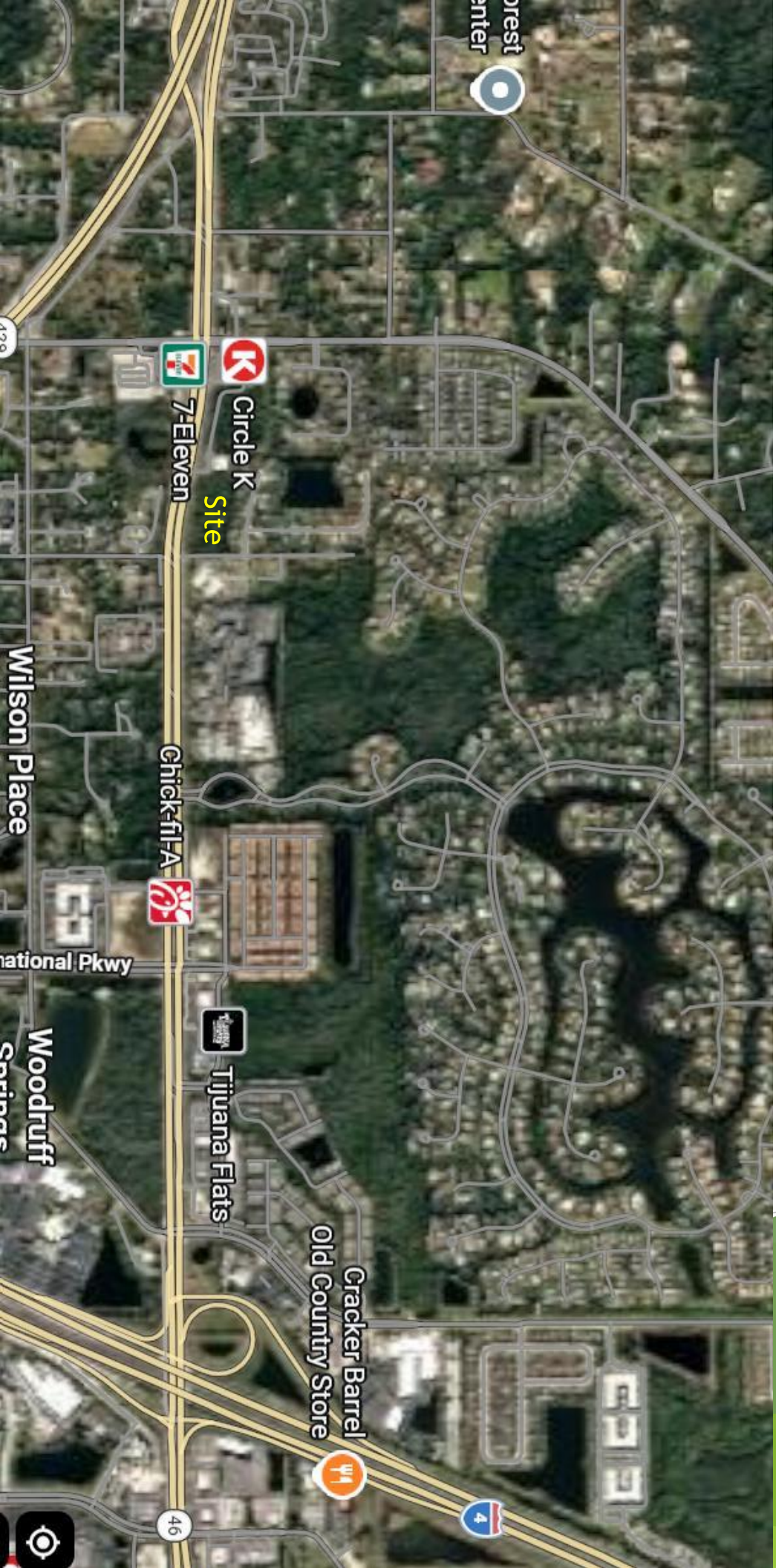
**1201 E. Robinson St.
Orlando, Florida 32801**

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)



Forest
Center

Circle K
Site

7-Eleven

Chick-fil-A

Tijuana Flats

Cracker Barrel
Old Country Store

436

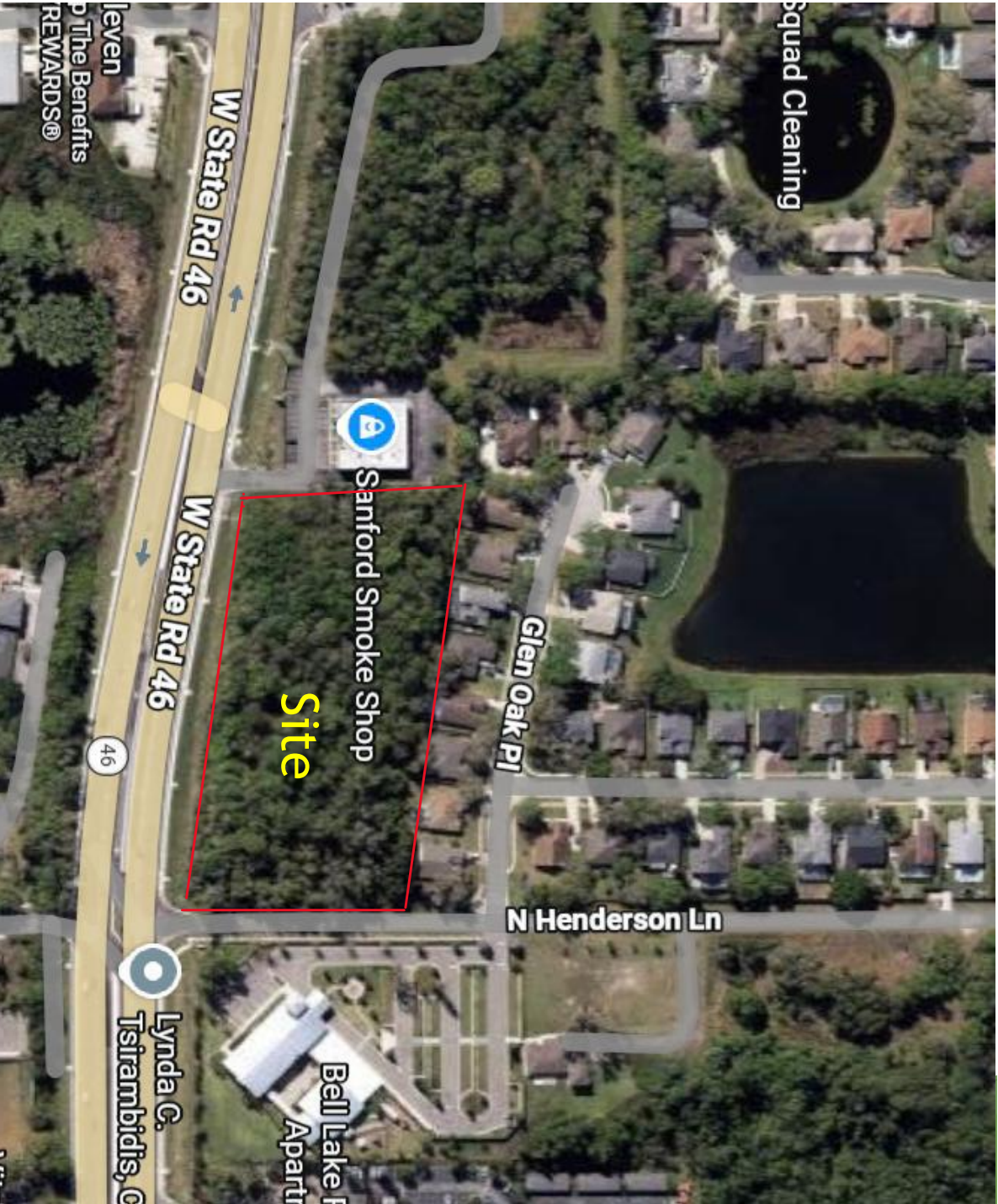
Wilson Place

National Pkwy

Woodruff

46

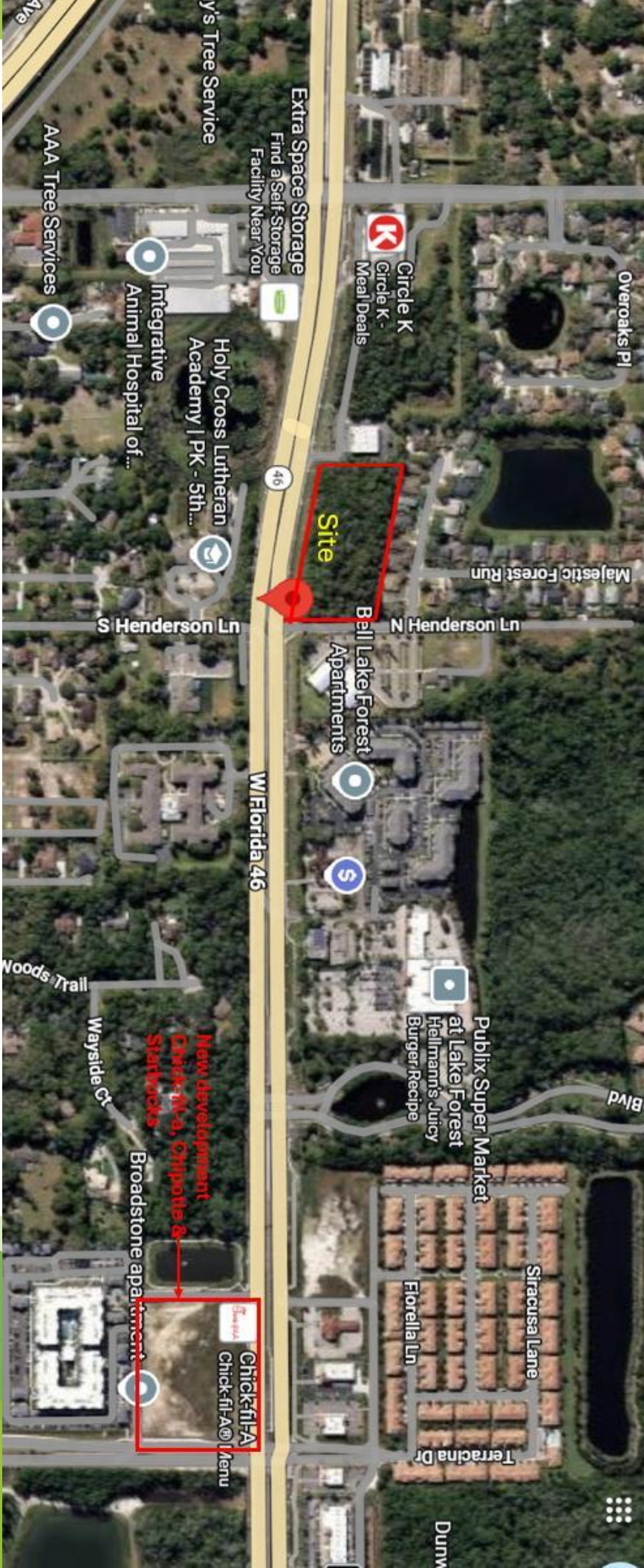
4



Zoning Map



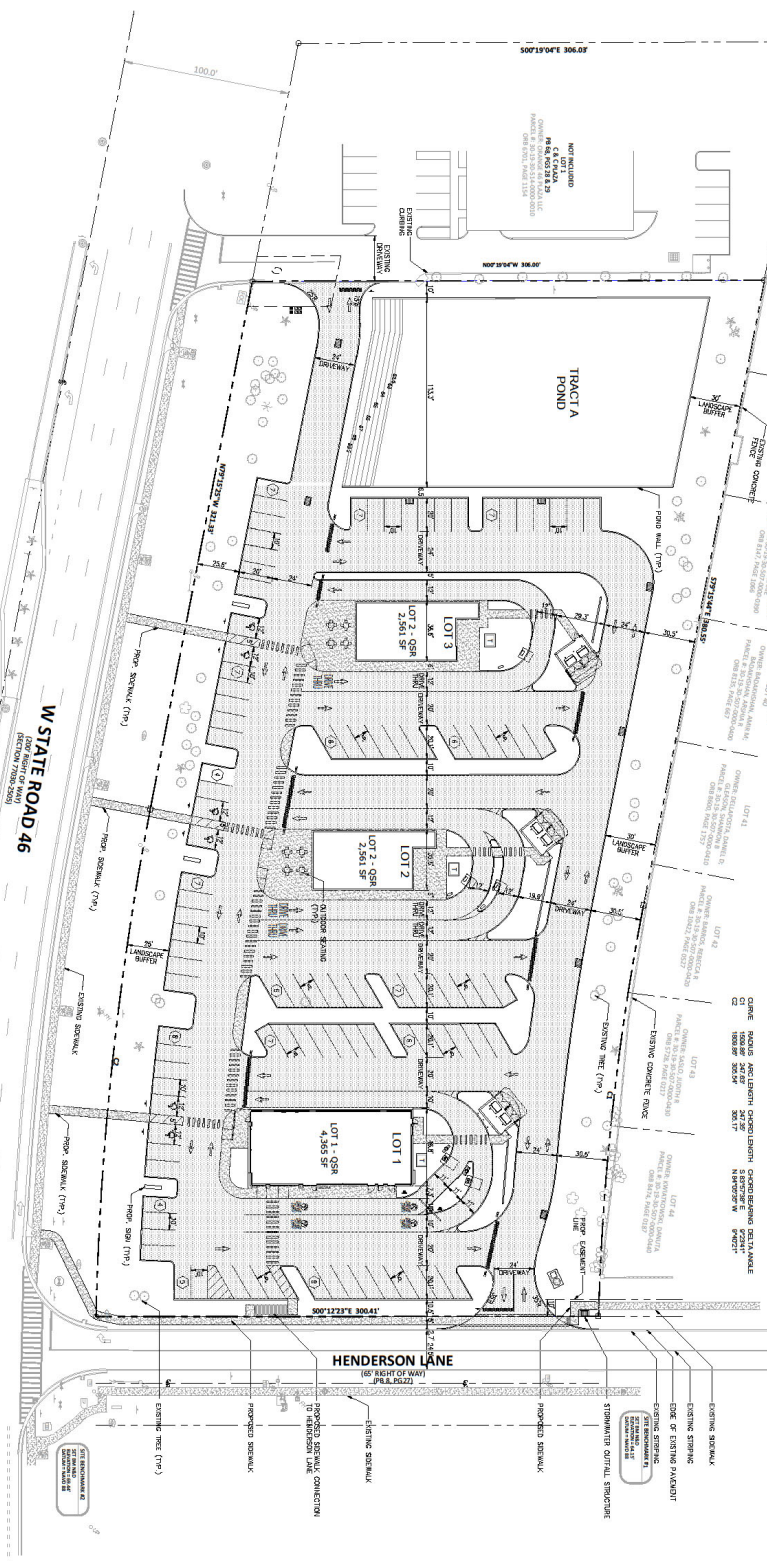
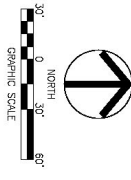
Zoning	
[Green]	A-1 Agricultural-1Ac
[Light Green]	A-10 Rural-10Ac
[Light Green]	A-5 Rural-5Ac
[Light Green]	A-3 Rural-3Ac
[Light Green]	RC-1 Country Homes-1Ac
[Light Green]	R-1AAAA Single Fam-21780
[Light Green]	R-1AAA Single Fam-13500
[Light Green]	R-1AA Single Fam-11700
[Light Green]	R-1A Single Fam-9000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



Site

New development
Circle-K, Chipotle &
Starbucks

Chick-fil-A
Chick-fil-A Menu



SITE DATA
 SITE AREA: 188,489 S.F. (4.3271 AC.)
 CHANGEBRAND NO. 2014-0000-0020
 CHANGEBRAND NO. 2014-0000-0020
 PARKING PROVIDED: 103 SPACES

DATE: 08/26/14
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 2014-0000-0020

C1
 DATE: 08-23-15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 2014-0000-0020

**COMMERCIAL DEVELOPMENT
 NWC OF WEST SR46 &
 N. HENDERSON LANE
 SANFORD, FLORIDA**

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ROBERT DEBEFUS, P.E., LEED AP
 P.L. REG. # 56782

REVISION	DATE

Z DEVELOPMENT SERVICES
 CIVIL ENGINEERING CONSULTANTS
 CA 29354
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