



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

November 12, 2025

Dear Neighbor,

This letter is to inform you of a community meeting to discuss the future development of 19.98 +/- acres located south of Wayside Drive, east of International Parkway, identified as parcel numbers:

- | | |
|------------------------|-------------------------------|
| 29-19-30-501-0000-0060 | 29-19-30-300-0180-0000 |
| 29-19-30-502-0000-0030 | 29-19-30-300-018F-0000 |
| 29-19-30-502-0000-0040 | 29-19-30-300-018K-0000 |
| 29-19-30-502-0000-0010 | 29-19-30-300-018B-0000 |
| 29-19-30-502-0000-001A | 29-19-30-300-018C-0000 |
| 29-19-30-502-0000-001B | 29-19-30-300-018H-0000 |
| 29-19-30-300-018L-0000 | 29-19-30-300-018E-0000 |
| 29-19-30-300-018J-0000 | 29-19-30-300-0190-0000 |
| 29-19-30-300-0160-0000 | 29-19-30-300-0220-0000 |
| 29-19-30-300-018A-0000 | 30-19-30-300-0450-0000 |
| 29-19-30-300-018D-0000 | 29-19-30-501-0000-0100 |
| 29-19-30-300-017A-0000 | 30-19-30-300-0480-0000 |

The meeting will be held at the Seminole County Sherriff’s Office located at 100 Eslinger Way, Sanford, Florida 32773 on Tuesday, December 2, 2025 at 6:00 PM

Except for the 3 highlighted parcels above, the subject property was zoned Planned Development (PD) on 12/12/2023 by Seminole County Development Order No. 23-20500006. Our development application proposes to incorporate the 3 highlighted parcels above into the PD. The proposed development will include up to 319 multi-family apartments, up to 370,000 SF of target-industry uses and up to 33,443 SF of C-2 Commercial uses. **While this application expands the boundary of the PD, it does not increase the proposed residential unit count or the area of target-industry and commercial uses beyond the existing Development Order.** The development program will be presented at this meeting.

If you have any questions and/or require additional information, please feel free to contact me at (407) 629-8330 / bbeckham@madden-eng.com.

Respectfully,

Ben Beckham

Benjamin S. Beckham, P.E., CFM
 Senior Project Manager



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

January 7, 2026

Seminole County
ATTN: Annie Sillaway
1101 East First St., 2nd floor, West Wing
Sanford, FL 32771

RE: Wayside Drive Assemblage – PD Major Amendment
Proj #: 25-20500011

Dear Annie:

Regarding Wayside Drive Assemblage, per the sign in sheet, the only attendees at the December 2, 2025 meeting were the engineer and applicant. No other attendees were present. The meeting was called to order at 6:00 p.m. and adjourned at 6:20 p.m.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Benjamin Beckham, P.E., CFM
Senior Project Manager
BSB/nwm

