

February 4, 2014

Denise Hernandez, Planner I
Pasco County Planning and Development
8731 Citizens Drive, Suite 210
New Port Richey, FL 34654

RE: PSP Application for 165' Wireless Facility at Wiregrass Ranch

Dear Ms. Hernandez:

Vertex Development, LLC ("Vertex"), is applying for a Preliminary Site Plan ("PSP") for a 165' Wireless Facility ("WF" or "Tower") at Wiregrass Ranch in Wesley Chapel, Florida, pursuant to the conditions of the approved CU13-21 and LDC Sections 403.3 and 1102.

Project Timeline: On January 18, 2013, Vertex attended a Pre-Application Meeting to discuss the proposed 165' WF at Wiregrass Ranch. On July 12, 2013, Vertex submitted applications for a Tier III Conditional Use. The Application was deemed complete on August 12, 2013. On August 13, 2013, the proposed Tower was found to be exempt from a Timing and Phasing Analysis. A Neighborhood Meeting was held on September 5, 2013. Vertex attended the Planning Commission Public Hearing on October 9, 2013, and the Board of County Commissioners Public Hearing on November 5, 2013, during which Vertex's Tier III Conditional Use application (CU13-21) for the WF was approved.

Application: We have included the following documents for your review and consideration:

- PSP Application and Fee
- Zoning Petition Review Report (copy)
- Site Plans
- CD containing all documents
- Memorandum of Lease Agreement
- Authorization Letter from Flycatcher Enterprises, LLC (copy)
- Property Card
- Warranty Deed

Project Description: The parent parcel is owned by the Flycatcher Enterprises, LLC ("Flycatcher") and is the Wiregrass Ranch MPUD Parcel M4-B. The M4-B parcel is approximately 16.33 acres MOL and is zoned PUD with a future land use of RES-6. Vertex's leased Tower parcel is approximately 4,900 square feet and is situated 950 feet northeast from the intersection of Wiregrass Ranch Boulevard and Chancey Road.

The Tower will support a minimum of three (3) wireless carriers, including Verizon Wireless as the initial collocator. Vertex has already obtained all regulatory permits from the FAA and the FCC, and we will file additional regulatory documents accordingly when the Tower is constructed. Additionally, we will file for appropriate SWFWMD permits prior to building permit application.

405 S. Dale Mabry Hwy., Suite 244, Tampa, FL 33609

Phone 813•335•4768 Fax 813•436•5674

Vertex will comply with all necessary and applicable Pasco County Ordinances, except those that have been specifically waived. Additionally, Vertex will comply with all current and required building codes and regulations of jurisdictional authorities.

Please contact Vertex for any clarifications or additional information. Thank you for your assistance with this project.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer C. Frost". The signature is written in a cursive style with a blue ink color.

Jennifer C. Frost
Vertex Development, LLC