



March 14, 2016

Pasco County Zoning and Site Development
West Pasco Government Center
7530 Little Road, Suite 230
New Port Richey, Florida 34654

**RE: Simultaneous Submittal Application
The Park at Wellington Apartments
4369 Sunray Drive
Holiday, Florida 34691**

Dear Sir / Madame:

The proposed Park at Wellington Apartments project site is located on the west side of US Highway 19 (State Road 55) between Sunray Drive and Plaza Drive in unincorporated Pasco County within Section 30, Township 26S, Range 16E. The property is identified by Pasco County Property Appraiser's office with Parcel Identification Number 30-26-16-0010-02000-0011. The property has a total area of 525,102 sf (12.055 ac) and is currently vacant with trees and overgrown vegetation. The proposed development will consist of five (5) 3-story and one (1) 4-story garden style affordable housing buildings (i.e. 220 units) with clubhouse/play ground/pool, two recreational parks, a dog park, 414 surface parking spaces, stormwater collection system that will discharge stormwater run-off to a proposed onsite wet detention pond, sanitary sewer system, potable water service for domestic consumption and fire protection, and Florida native drought tolerant landscape. The proposed development is being planned in two phase. Phase 1 will include the five (5) 3-story 22 unit walk-up buildings (i.e. 110 units) and the clubhouse/play ground/pool. Phase 2 will include the 4-story building (i.e. 110 units). The proposed development will offer two vehicular ingress/egress points from/to Sunray Drive and Plaza Drive.

Should you have any questions or concerns regarding this project, please do not hesitate to contact this office.

Sincerely,
HIGH POINT ENGINEERING, INC

A handwritten signature in blue ink, appearing to read 'B. Grajales', is written over the typed name.

Braulio Grajales, P.E.
Principal