Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS; Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2014000003
Name: Preferred Enterprises Inc./Helen Michael
Location: Northeast Corner of SW 162 Avenue and SW 278 Street
Section 32 Township 56 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 47 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

<table>
<thead>
<tr>
<th>Sta.#</th>
<th>LOSe present</th>
<th>LOSe w/project</th>
</tr>
</thead>
<tbody>
<tr>
<td>9212</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>9860</td>
<td>B</td>
<td>B</td>
</tr>
<tr>
<td>9932</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>9926</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.