

Dated the 12th day of April, 1973

Director, Metropolitan Dade County
Building and Zoning Department
1351 N.W. 12th Street
Miami, Florida

LETTER OF INTENT

Dear Sir:

Western Electric, the 10th largest United States corporation from the standpoint of sales, has, since 1960, operated a Service Center in Dade County at 18201 Northwest 2nd Avenue, consisting of a warehouse, repair shop and supporting office to serve the Southern Bell Telephone and Telegraph Company.

The rapidly accelerated growth in the Florida area and the correspondingly increasing needs for telephone equipment has exceeded the capacity of the present location. To assure the continuation of the high level of support to the telephone company for service to the public, we propose to augment the Dade County Center by constructing a new facility on a tract of approximately 100 acres situated about 1/4 of a mile South of Northwest 215th Street. The easterly boundary of the property is Northeast 10th Avenue, and the tract extends westerly for 2/3rds of a mile. The initial construction will be approximately 270,000 square feet.

The proposed facility will be used for the storage and distribution of telephone communications equipment. Approximately 6,000 items will be handled, such as telephones for the home and business and electronic equipment required in the telephone exchanges. The large stock of supplies will thus vary from small items such as fuses to large items such as communications cable and outdoor telephone booths. In effect, the facility may be considered as a large supermarket, with Western Electric securing the equipment in bulk quantities and furnishing it to the telephone company as its needs dictate. The warehousing and distribution of this equipment will employ approximately 100 employees initially and approximately 25 supply vehicles will be utilized daily at this facility. Our operations will not create any obnoxious odors, fumes or water environmental problems.

The property will be tastefully landscaped with trees and shrubbery indigenous to Southern Florida and in harmony with the improvements to be made upon the property, as well as the surrounding area. This landscaping will vastly improve the land over its present state and will be more than acceptable to the surrounding neighborhood.

In order to prevent unnecessary disturbance of persons residing on Northeast 10th Avenue and other adjacent areas, we have made arrangements to obtain an easement and to construct a roadway connecting the northern perimeter of the property with Northeast 215th Street (County Line Road). It is contemplated that, except in the event of emergencies or unforeseen circumstances, all truck traffic to and from the Service Center will be routed along this access road, and thus, it is believed that the traffic disturbance to the adjoining neighborhood will be minimal.

As previously stated, the existing Service Center is no longer adequate to serve the needs of Southern Bell Telephone and Telegraph Company. The existing Center is situated in an industrial park and expansion of the facility is not possible because of the lack of available property adjacent to the site. In order to adequately serve existing needs and foreseeable future needs, we will require a tract of land of approximately 100 acres.

The following factors are either mandatory or highly desirable in our site acquisition:

1. Close proximity to the population center of Dade and Broward Counties.
2. Near proximity to an arterial highway.
3. Adequate electric and water supply at the perimeters of the property or in near proximity thereto.
4. Adequate sewage system extended to the perimeters of the property or in near proximity thereto or, in the alternative, at least on a temporary basis, an area wherein septic tanks may be utilized under existing zoning, health and pollution control regulations.

5. Within a reasonable distance of an area capable of supplying adequate labor.

6. Lastly, situated in an area where the intended use of the property is permitted under the existing Metropolitan Dade County Code, or the granting of a variance or district boundary change to permit the intended use would be compatible with the existing use of the surrounding property, and in harmony with the overall plan of development for Metropolitan Dade County.

We have conducted an extensive search for property meeting the above requirements and situated in Dade County extending over a period of more than 9 months and the property which is the subject of this Application is the only suitable site which we have been able to locate. In the event the Application for District Boundary Change is denied, in all probability it will be necessary for us to locate the Service Center in Broward County, Florida.

To deny the Application for District Boundary Change would impose a hardship upon us which is not self-imposed and the request for district boundary change is the minimum rezoning necessary to permit a reasonable use of the property and will be in harmony with the general purpose and intent of the Zoning Code of Metropolitan Dade County.

Yours truly,

WESTERN ELECTRIC COMPANY,
INCORPORATED

By



Dated the 12th day of April, 1973

Director, Metropolitan Dade County
Building and Zoning Department
1351 N.W. 12th Street
Miami, Florida

LETTER OF INTENT

Dear Sir:

This letter is directed to you pursuant to Section 33-311 of the Metropolitan Dade County Code.

Applicant has entered into an Agreement to sell the real property which is the subject of this Application to Western Electric Company, Incorporated a New York corporation, subject only to approval of this Application by the Zoning Appeals Board and the Board of County Commissioners of Dade County, Florida granting a district boundary change from AU to IUC.

Applicant attaches hereto a Letter of Intent from the contract vendee, Western Electric Company, Incorporated.

Yours truly,

AMERICAN TELEPHONE AND TELEGRAPH
COMPANY

By



Engineering Manager -
Construction and Costs