



June 25, 2025

VIA E-MAIL TRANSMISSION

Jennifer Garcia, AICP, CNU-A
City of Coral Gables
Planning & Zoning Director
Development Services
427 Biltmore Way, Coral Gables, FL 33134

Re: *Letter of Intent for the Request to Modify Resolution No. 2022-284 Site Plan Approval*

Dear Ms. Garcia:

This firm represents 4225 Ponce Venture, LLC (the “Developer”) and this letter serves as the Developer’s request for a modification to its site plan approval for the property located at 4225 Ponce de Leon Boulevard (the “Property”).

Resolution No. 2022-284 approved a mixed-use site plan on the Property, with various conditions. One of those conditions was the submitting plans for and completing “the undergrounding of all utilities along all public rights of way surrounding and adjacent” to the Property. While the FPL lines adjacent to the Property have been removed at the Developer’s expense, other utility lines remain. The Developer has endeavored to work with the remaining utility companies to underground the remaining lines, but the nature of the site has caused such undergrounding to become exponentially more expensive than originally anticipated. The attached history of the project demonstrates the cost of relocating each existing utility.

Furthermore, the utility lines in question are behind the proposed development, in an alley adjacent to an industrial neighborhood in the City of Miami. The exorbitant cost to improve this location will not appropriately benefit the City of Coral Gables, or its residents.

In lieu of completing the undergrounding of low voltage lines in an industrial area, the Developer proposes to pay the City of Coral Gables a one-time fee of \$50,000.00 for the beautification of the area surrounding the Property. The City may use these funds however it sees fit to accomplish its goals and objectives.

It is for these reasons that the Developer requests a modification to the conditions of its site plan. Please do not hesitate to contact me with any questions.


Joe Jimenez
JMZ Group



4225 Ponce Office Building

Telecommunication Lines Hardship

OUTLINE OF CONTENTS

1. INTRODUCTION

2. COMCAST

3. AT&T

4. CROWN CASTLE

5. LUMENS

6. PICTURES

7. SUMMARY

8. OUTLINE OF POTENTIAL COST

INTRODUCTION

This report has been assembled to outline and explain the various hardships that have been encountered with the tasks of trying to remove the overhead installed telecommunication lines belonging to three different vendors with three different sets of criteria and scopes of work. There is also a fourth vendor whose lines are underground but will also require work to be completed as part of the overall work.

Originally all four vendors had underground pull boxes installed within the SW 39th Avenue right-of-way directly adjacent to the project's easterly property line. The pull boxes had a drop riser from the last FP&L pole which are also adjacent to the project's Easterly property line. The FP&L overhead lines have been removed and rerouted through a newly installed underground duct back crossing from Orange Street across SW 39th Avenue and then running south along same SW 39th Avenue. The removal and relocation have presented a greater challenge and at a higher cost than anticipated, which will be explained further for each of the separate vendors.

COMCAST

Comcast's relocation will require the installation of 2 – 4" conduits adjacent to our property but also further north beyond our property for approximately another 100 feet to the existing pole they have identified to bring down the riser of their lines without any FP&L interference. Comcast also has a second line running east/west along Orange Street that will require a down riser next to the last eastern pole approximately 150 feet east of our property and crossing SW 39th Avenue.

A pending proposal of \$38,892.53 was provided in 2024 which in 2025 has probably increased by an additional five to eight percent bringing the estimate to approximately \$42,000.00. The proposal is assuming that all directional boring will be installed through a clear path. This does not take into consideration the crossing of SW 39th Avenue that has underground utilities (sanitary sewer, FPL duct banks, gas, and water) for both the City of Miami and the City of Coral Gables. Any damage and repairs to any one of the existing utilities become the responsibility of the developer.



INVOICE

		Date:	JB#
		March 14, 2024	JB0001774133
Customer: Vinny P.			
Address: 4225 Ponce De Leon			
Phone: 954-459-5905		Special Instructions: Aerial to Underground Relocation	

Coordinator	Customer PO NO.	Date Sent	Sent Via	Terms
Luis Garcia			Email	Upon Receipt

QUANTITY	DESCRIPTION	AMOUNT	
1	Labor (Directional Bore 1200' of UG, Pull 1200' Of Fiber & Coax, Splice new coax & fiber, remove Comcast cables from poles)	\$31,988.61	
1	Material (Pedestals, Coax & fiber cables, service taps)	\$4,723.29	
1	Design & Engineering (Design new distribution system for villas)	\$850	
1	Permitting	\$1000	
Make Payable To: COMCAST 1100 Northpoint Parkway ATTN: Finance Dept West Palm Beach, FL 33407 FOR CC payments Call: 561-815-6495/ M - F 11am to 1:00pm only, COMCAST Finance Dept. (Include A Copy of This with Payment)		SUBTOTAL	\$38,561.90
		SALES TAX (Material Only)	\$330.63
		TOTAL DUE	\$38,892.53



AT&T

Like Comcast, AT&T also requires 2-4" conduits for its lines of their own to be installed. AT&T will also require running their underground lines approximately 100 feet further north beyond our property to the existing pole they have identified to bring down the riser of their lines without any FP&L interference. The estimated cost for the AT&T work is approximately \$50,000.00.

AT&T has also expressed concerns regarding the amount of existing underground utilities to be avoided by using directional boring. They are proposing to directly bury their lines instead of directional boring. This will also place the cost burden on the developer to further have additional milling and resurfacing SW 39th Avenue for the approximately 300 feet of length of their excavation. This has been estimated at approximately \$28,000.00 additional to the original \$50,000.00.

NOT TO SCALE



**Know what's below
Call before you dig**



LEGEND

Color	Symbol	Feature
Red	ATIS CONDUIT	ATIS CONDUIT
Green	SANITARY SEWER	SANITARY SEWER
Blue	STORM SEWER	STORM SEWER
Yellow	WATER	WATER
Orange	COMMUNICATIONS	COMMUNICATIONS
Purple	ELECTRIC	ELECTRIC
Light Blue	RAIL	RAIL
Dark Blue	RIGHT OF WAY	RIGHT OF WAY
Light Green	PROPERTY LINE	PROPERTY LINE
Dark Green	UTILITY EASEMENT	UTILITY EASEMENT
Light Yellow	EDGE OF PAVEMENT	EDGE OF PAVEMENT
Light Blue	CENTER LINE	CENTER LINE
Dark Blue	DRIVEWAY	DRIVEWAY
Dark Green	SIDEWALK	SIDEWALK
Light Green	SANITARY MANHOLE	SANITARY MANHOLE
Light Blue	SANITARY VALVE	SANITARY VALVE
Orange	STORM SEWER MANHOLE	STORM SEWER MANHOLE
Yellow	STORM CATCH BASIN	STORM CATCH BASIN
Light Blue	WATER MANHOLE	WATER MANHOLE
Dark Blue	WATER VALVE	WATER VALVE
Light Blue	WATER METER	WATER METER
Dark Blue	FIRE HYDRANT	FIRE HYDRANT
Light Green	COMPACTOR/COMPACTOR PEDESTAL	COMPACTOR/COMPACTOR PEDESTAL
Light Blue	ATIS MANHOLE	ATIS MANHOLE
Orange	COMMUNICATIONS MANHOLE	COMMUNICATIONS MANHOLE
Yellow	ELECTRIC CONCRETE POLE	ELECTRIC CONCRETE POLE
Light Blue	ELECTRIC WOOD POLE	ELECTRIC WOOD POLE
Dark Blue	STREET LIGHT	STREET LIGHT
Light Green	P/L MANHOLE	P/L MANHOLE
Light Blue	ELECTRIC MANHOLE	ELECTRIC MANHOLE
Dark Blue	TRAFFIC LIGHT	TRAFFIC LIGHT
Light Green	PAVEMENT RECONSTRUCTION	PAVEMENT RECONSTRUCTION
Light Blue	MILLING AND RESURFACING	MILLING AND RESURFACING
Dark Blue	EXISTING POLE	EXISTING POLE
Light Green	NEW POLE	NEW POLE

- SWALE AND ASPHALT RESTORATION TO BE IN ACCORDANCE WITH CITY OF CORAL GABLES STANDARDS.
- SIDEWALK RESTORATION AND REPAIR TO BE IN COMPLIANCE WITH ADA STANDARDS.
- MANHOLE / HANDHOLE LID WILL BE PLACED FLUSH WITH THE ASPHALT, SIDEWALK, AND SWALE.
- PROTECT EXISTING UTILITIES DURING TRENCH OPERATIONS.
- IF AT-T TRENCHING OPERATION DAMAGES A CATCH BASIN OR ITS APRON, AT&T WILL FULLY RESTORE CATCH BASIN AND ITS APRON TO EXISTING CONDITION OR BETTER.

- PROPOSED TRENCH 175' TO PLACE 2-4" PVC CONDUIT
- PROPOSED 1 - 30"x48"x36" HANDHOLE
- REMOVE & RESTORE 515SQ. FT OF GRASS
- CUT & RESTORE 125SQ. FT OF ASPHALT

WORK MUST BE PERFORMED BETWEEN 9:00AM AND 4:00PM.
NO LANE CLOSURES ALLOWED M-F, 7:00AM TO 9:00AM
AND 4:00PM TO 6:00PM
DURATION OF WORK: 1 DAY

PROVIDE NOTIFICATION TO ALL AFFECTED PROPERTY

**PERMITS REQUIRED.
CHECK ALL THAT APPLY**

- ☐ F.D.O.T.
☐ MIAMI-DADE COUNTY.
☒ CORAL GABLES.
☐ OTHERS.
☐ NONE.

ATTSE

PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF CIVIL RIGHTS	SW 39TH AVE BETWEEN SAN LORENZO AVENUE AND ORANGE STREET	Exchange: 305442	Designer: PUEBLA, ANA LILIAN
		Phone: 305-929-4599	
		Authorization: A02SG0L	
		DWG. 01 OF 02	

NOTE TO CITY:

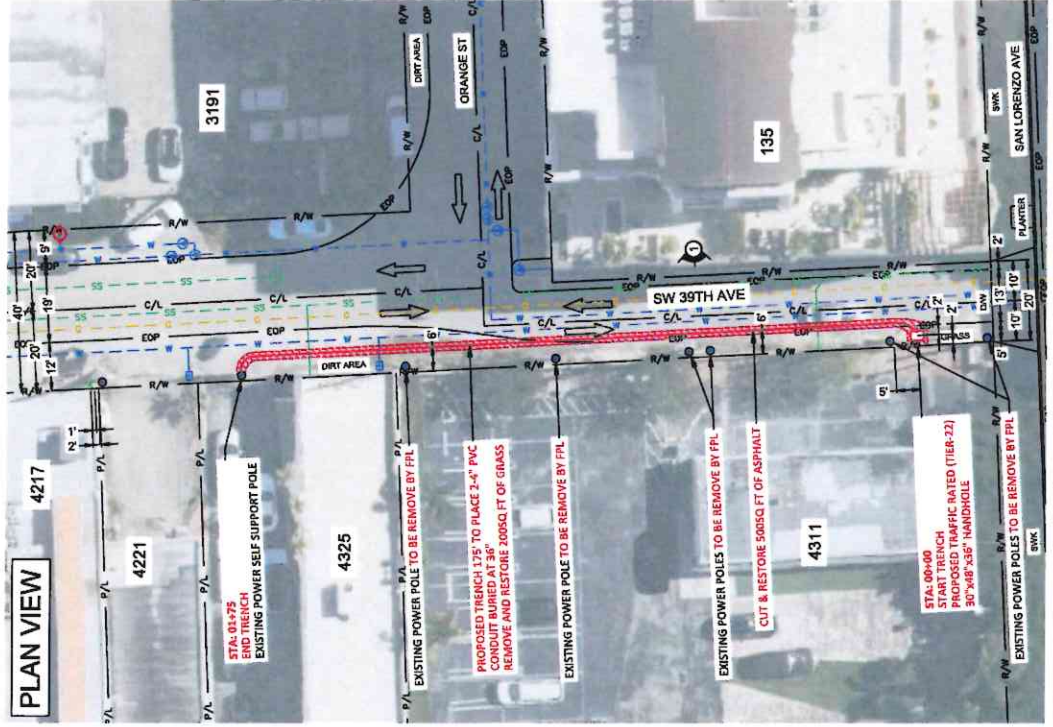
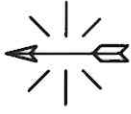
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- IF AT&T TRENCHING OPERATION DAMAGES A CATCH BASIN OR ITS APRON, AT&T WILL FULLY RESTORE THE CATCH BASIN AND ITS APRON TO EXISTING CONDITIONS OR BETTER.

PLAT BOOK: 28-22, 2-85

MOT: DETAILED CERTIFIED

TRS: 544120

SCALE
HORIZONTAL: 1"=30'



ATTSE	PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF CORAL GABLES
	SW 39TH AVE BETWEEN SAN LORENZO AVENUE AND ORANGE STREET
Exchange:	305442
Designator:	PUEBLA, ANA LILIAN
Phone:	305-929-4599
Authorization:	A02SGOL
DWG. _02_ OF _02_	

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

- SWALE AND ASPHALT RESTORATION TO BE IN ACCORDANCE WITH CITY OF CORAL GABLES STANDARDS.
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- IF AT&T TRENCHING OPERATION DAMAGES A CATCH BASIN OR ITS APRON, AT&T WILL FULLY RESTORE THE CATCH BASIN AND ITS APRON TO EXISTING CONDITIONS OR BETTER.

STA: 00+00
START TRENCH
PROPOSED TRAFFIC RATED (TIER-22)
30"x48"x36" HANDHOLE

STA: 01+75
END TRENCH
EXISTING WOOD POLE

POLE

GRADE LEVEL

36" MIN
CLEARANCE

WM

WM

PROPOSED TRENCH 175' TO PLACE
24" FLEX-PIPE BURIED AT 36"

SWR

SWR

1

0+00 0+50 1+00 1+50 2+00

ATTSE	PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF CORRAL GABLES	
	SW 39TH AVE BETWEEN SAN LORENZO AVENUE AND ORANGE STREET	
Exchange	305442	
Designator	PUEBBLA, ANA LILIAN	
Phone	305-929-4599	
Authorization	A02SGOL	
DWG.	-02A OF	02

Crown Castle

Like Comcast and AT&T, Crown Castle will also require 2-1-1/2" conduits for its lines of their own to be installed. Crown Castle will also require running their underground lines approximately 150 feet further north beyond our property to the existing pole they have identified to bring down the riser of their lines without any FP&L interference. The reason for this extra distance is to clear the many existing underground utilities with directional boring which requires the extra distance to reach the depth of 10 to 12 feet underground as required. They are also proposing to install a new manhole where the pull box presently exists adjacent to the project's service drive. In addition, there will be a new traffic bearing handhole at the point where the lines go underground north of the project's property. This may present a problem as there are various underground utilities in the immediate area for the City of Coral Gables. The estimated cost for the Crown Castle work was identified in 2024 at approximately \$51,547.00. This cost should have an estimated increase of between five to eight percent, bringing the current cost to approximately \$56,000.00.



PROPOSED FIBER OPTIC NETWORK INSTALLATION

PD522073_RELOCATION_4225 PONCE DE LEON

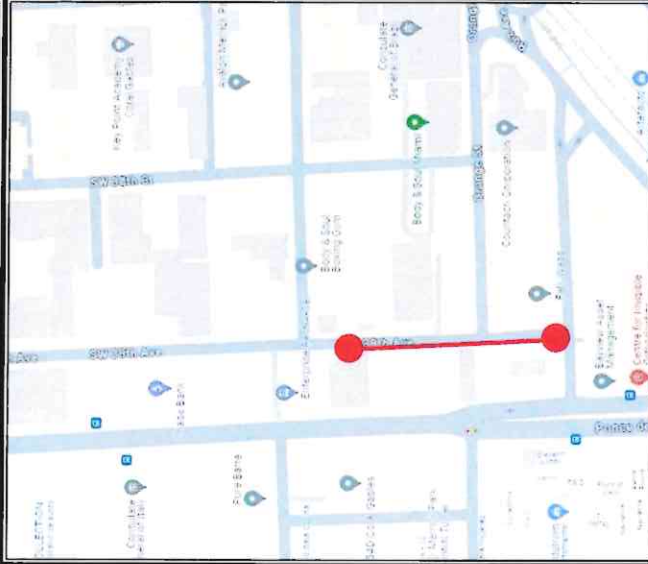
CORAL GABLES, FL 33146

TOWNSHIP: 54S RANGE: 41E SECTION: 20



SPACE RESERVED FOR PROFESSIONAL SEALS

LOCATION MAP



Know what's below
Call before you dig

PERMITTING

JURISDICTION:

CITY OF CORAL GABLES

INDEX OF SHEET

- 01 OF 14 - COVER
- 02 OF 14 - OVERALL MAP
- 03 OF 14 - PROJECT SCHEDULE
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VICINITY MAP



PROJECT CONTACTS

CROWN CASTLE:
3000 W. 15TH AVE, SUITE 1000
DORAL, FL 33122

CONSTRUCTION MANAGER INFO:
MICHAEL RIBBE
PHONE: (850) 670-3327
EMAIL: michael.ribbe@ccastle.com

ENGINEERING & SURVEYING CONTACT:
SAUDRA KARMA VARGAS
PHONE: (954) 937-5299
EMAIL: karlway@tmfiber.com

NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/28/24	REVISION - COMMENTS BY CM
RC		

DRAWN BY: JULIANO LEON
CHECKED BY: JULIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE

PDR JOB# 622073

SITE NAME

4225 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4225 PONCE DE LEON

CORAL GABLES

FL 33146

PROJECT TITLE

COVER

SHEET NUMBER

01 OF 14

COVER, LOCATION MAP, MAP, PERMITTING, INDEX OF SHEET, PROJECT CONTACT

PROJECT: 03/01/2024 FILE: D:\14 - 4225 PONCE DE LEON - FIBER\BIDDING.DWG



DIRECTION OF ENGINEERING

SPACE RESERVED FOR PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/28/24	REVISION - COMMENTS BY CM
RC		
BY		
DATE		
REVISIONS		

DRAWN BY: JL
CHECKED BY: GIULIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE
PDR: 622073
JOB#: 622073

SITE NAME

4225 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4225 PONCE DE LEON

MIAMI, FL 33146

FL 33146 - USA

SHEET TITLE

OVERALL MAP

SHEET NUMBER

02 OF 14



SW 39TH AVE

SHIPPING AVE

ORANGE ST

SAN LORENZO AVE

80

END
3+25

START
00+00

4225 PONCE DE LEON
PD517082 / S410244
CITY OF CORAL GABLES
OUTSIDE PLAN

NOT INDEX 102 - 804

SCOPE OF WORK

CONTRACTOR WILL MEET WITH OSPE TO GO OVER THE DETAILS OF THE PROJECT PRIOR TO START

1. STARTING IN NEW MANHOLE LOCATED 82' N/O TO SAN LORENZO AVE ON WEST SIDE OF SW 39TH AVE.
2. INSTALL 325' OF UNDERGROUND CONSTRUCTION FROM STA 0+00 TO STA 3+25 (SEE DRAWINGS).
3. INSTALL (1) HANDHOLE 24"x36"x30" (LEAVE SLACK COIL).
4. ALL REMOVED OR DAMAGED ASPHALT AND GRASS AS PART OF THIS INSTALLATION WILL BE REPLACED
5. ALL EXISTING UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE FROM SITE SURVEY AND AVAILABLE RECORDS. MORE UTILITIES MAY BE PRESENT. CALL 811 PRIOR TO ANY EXCAVATION

OVERALL MAP

SCALE
1"=100'

02

PROJECT: 4225 PONCE DE LEON - FRI-HEENING C&G



PROJECT SCHEDULE

OSP UNDERGROUND ROUTE

DESCRIPTION	QUANTITY	UNIT
(2) 1.5" HOPE	325	LF
(1) 1.5" HOPE	-	LF
DIRECTIONAL BORE	325	LF
TRENCH	-	LF
OPEN CUT	-	LF
EXISTING CONDUIT	-	LF
PLENUM FLEX INNERDUCT	-	LF
EMT CONDUIT	-	LF
12 GAUGE TRACER WIRE	325	LF
14"X23"X18"D HANDHOLE	-	EA
24"X36"X30"D HANDHOLE	1	EA
30"X48"X36"D HANDHOLE	-	EA
48"X48"X48"D MANHOLE	1	EA

RESTORATION QUANTITY (TOTAL JOB)

DESCRIPTION	QUANTITY	UNIT
ASPHALT	25	SF
CONCRETE	-	SF
PAVERS	-	SF
GRASS	30	SF

OSP AERIAL ROUTE

DESCRIPTION	QUANTITY	UNIT
POLE COUNT	-	EA
ANCHOR / DOWN GUY	-	EA
SNOW SHOES	-	PAR
AERIAL STRAND	-	LF
AERIAL FIBER	-	LF
AERIAL RISER	-	EA
AERIAL SLACK STORAGE	-	LF

FIBER PLACEMENT & SPLICING

DESCRIPTION	QUANTITY	UNIT
FIBER SPLICING / TEST	1	EA
4550 SPLICING ENCLOSURE	-	EA
6050 SPLICING ENCLOSURE	-	EA
4320CT FIBER OPTIC CABLE	-	LF
216CT FIBER OPTIC CABLE	-	LF
72CT FIBER OPTIC CABLE	525	LF
48CT FIBER OPTIC CABLE	-	LF
12CT FIBER OPTIC CABLE	-	LF
4CT FIBER OPTIC CABLE	-	LF

NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/26/24	REVISION - COMMENTS BY CM
03		
04		
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11		
12		
13		
14		
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16		
17		
18		
19		
20		

DRAWN BY: 4
CHECKED BY: GRILLIANO LEON
DRAWING DATE: 03/17/2024

PROJECT CODE

FOR: 622072

JOB#:

SITE NAME

4228 POND DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4228 POND DE LEON

SPRINKLER SYSTEM

FL 33148 - USA

SHEET TITLE

PROJECT SCHEDULE

SHEET NUMBER

03 OF 14

PROJECT SCHEDULE

SCALE

1"=10'

03



SEAL REQUIRED FOR PROFESSIONAL SEAL

REVISIONS	NO.	DATE	DESCRIPTION
BY	1	03/01/24	FIRST SUBMITTAL
RC	2	03/28/24	REVISION - COMMENTS BY CM

DRAWN BY: J.
CHECKED BY: GILLIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE
PDR: 522073
JOB#

SITE NAME

4228 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4228 PONCE DE LEON
CORAL GABLES
MIAMI, FL 33134 USA

SHEET TITLE

CONTACT SHEET

SHEET NUMBER

04 OF 14

CONTACT SHEET

CROWN CASTLE
NETWORK OPERATION CENTER (NOC)
1-866-533-4237

PROJECT INFORMATION
PROJECT NAME: RELOCATION @ 4228 PONCE DE LEON
PROJECT CODE: P0522073

CONSTRUCTION MANAGER: RICHARD RIBE (852) 670-327

CAD CONTRACTOR
NAME OF FIRM: KMW FIBERTELECOM INC.
ENGINEERING MANAGER: SANDRA KARINA VARGAS
PHONE NUMBER: (954) 937-5239
EMAIL: eng@kmwfibercom.com

UTILITIES
SUNSHINE EIT
PHONE NUMBER: 800-432-4770

LOCAL UTILITIES

- TRAFFIC
- CATV
- TELEPHONE
- ELECTRIC
- GAS
- WATER
- STORM SEWER
- SANITARY SEWER
- FORCE MAIN
- MCI
- FPL
- CROWN CASTLE

CITY OF GOVERNMENT
CUSTOMER SERVICE CITY OF CORAL GABLES
PHONE NUMBER: (305) 460-5048

DESIGN TICKET
#064407593

CONTACT SHEET

SCALE
N/A

04

\\fs1\work\2024\0421 - PLANTAGE - 4228 Ponce de Leon\ENGINEERING\DWG



DESIGN TICKET

BL CHARGE	Service Area	UNIT / JUNCTION	Comments	REMARKS/Comments	Emergency/Comments	Emergency/Comments
No	SSCOFF TEST CODE - DO NOT READ TO CALLER					Call Center Test Dept location - The member code affiliated with this code is a test code and is not to be used for emergency and fire response. 03/04/2024 03:48 PM
No	CONTRACT CABLE	CITY FIBER	RICARDO DAVILA (786) 266-5505	MFC HELP DESK (855) 941-6225		
No	CITY OF CORAL GABLES WATER & SEWER/STORMWATER UTILITIES	STORM WATER	DAVID GALEANO (305) 465-2677	LORRAINE GARCIA (305) 465-2652	CORAL GABLES FIRE DEPARTMENT AFTER HOURS ONLY (305) 462-1666	
No	FLORIDA CITY GAS	NATURAL GAS	MICHAEL BRAD TERMINI (321) 213-8254	SAN LANCIA (305) 345-0620	SANITY SMITH (772) 224-3925	
No	DADE COUNTY PUBLIC WORKS AND TRAFFIC SIGNALS TRAFFIC	STREET LIGHTS	OCTAVIO VIDAL (305) 412-6897 x201	OCTAVIO VIDAL (305) 412-6891 x201	FRANK ARRAPE (305) 562-3566 x223	
No	FLORIDA POWER & LIGHT-DADE	ELECTRIC	EDGAR AGUILAR (386) 386-6403	EDGAR AGUILAR (386) 386-6403	UDIC OSPINCH CENTER (888) 778-9140	
No	MOYBEE COMMUNICATIONS	CITY FIBER, TELEPHONE	WALTER DAVILA (954) 699-0990	RALPH HERRERA (561) 628-7023	NUC OUS PASSANZAGA CALL FROM NUC (305) 596-8941	
No	MIAMI-DADE COUNTY IT DEPT	FIBER	FRANK DOPKO (305) 275-7813	FRANK DOPKO (305) 275-7813	RUAN AGUIRRE (305) 596-8941	
No	LUMEN	FIBER	LUMEN (877) 362-6244 x2	TECH ON DUTY (877) 366-8344 x3	TECH ON DUTY (877) 366-8344 x3	
No	MCI	COMMUNICATION LINES, FIBER	INVESTIGATIONS TEAM (800) 324-9575 x2	NATIONAL FIBER SECURITY (800) 634-9975	NATIONAL FIBER SECURITY (800) 634-9975	
Yes	MIAMI-DADE - PARK	SERVER	MARIA CAPOTE (786) 268-5329	STEPHANIE PERA (786) 268-5371	HENRY CURE (786) 268-5369	Extraordinary crew insurance per 556.1 Extraordinary crew insurance per 556.1 A utility owner / open raily provider for the location. 03/04/2024 03:48 PM
Yes	MIAMI-DADE WATER	WATER	MARIA CAPOTE (786) 268-5329	STEPHANIE PERA (786) 268-5371	HENRY CURE (786) 268-5369	Extraordinary crew insurance per 556.1 Extraordinary crew insurance per 556.1 A utility owner / open raily provider for the location. 03/04/2024 03:48 PM
No	CROWN CASTLE NG	FIBER	FIBER DIS TEAM (800) 654-3110	CROWN CASTLE FIBER NUC (855) 933-4237 x1	CROWN CASTLE FIBER NUC (855) 933-4237 x1	
No	AT & T DISTRIBUTION	TELEPHONE	DINO FARRUGIO (327) 994-6171	UTILICQUIST LLC (888) 327-1922	AT&T NETWORKS OPERATIONS CENTER (800) 247-2000	

REVISIONS	NO.	DATE	DESCRIPTION	BY	RC
01	03/01/24	FIRST SUBMITTAL			
02	03/28/24	REVISION - COMMENTS BY CM			

CROWN CASTLE
CHECKED BY: GUILIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE: 822073
JOB#: 822073

SITE NAME: 4228 PONCE DE LEON
BUSINESS UNIT NUMBER: 4228 PONCE DE LEON

SITE ADDRESS: 4228 PONCE DE LEON
CORAL GABLES
MIAMI, FL 33146 USA

SHEET TITLE: DESIGN TICKET
SHEET NUMBER: 04A OF 14



NO.	DATE	DESCRIPTION	BY
01	03/01/24	FIRST SUBMITTAL	JL
02	03/28/24	REVISION - COMMENTS BY CM	RC

DRAWN BY: JL
CHECKED BY: GIULIANO LEON
DRAWING DATE: 03/01/2024

UN#	622079
-----	--------

SITE NAME

226 Ponce de Leon

SITE ADDRESS

MIAMI DADE

SHEET TITLE

LEGEND

SHEET NUMBER

05 OF 14

LEGEND

[illegible]

LEGEND

SCALE: PTS	05
---------------	----

PLC DATE 03/01/2014 FILE NAME DESIGNED BY FOR ENGINEERING

LINETYPES

CONSTRUCTION NOTES

POWER UG	STREET LIGHT
STRAND	CATV BURIED
CROWN OWNED AE	GUARDRAIL
CROWN OWNED UG	FENCE
CROWN OWNED DB	SIDEWALK
CROWN LEASED UG	EDGE OF PAVEMENT
CONDUIT POWER	RIGHT OF WAY
OVERHEAD FIBER OPTIC LINE	BOC
UG FIBER OPTIC LINE	EASEMENT
DROP CABLE	CENTER LINE
LIMITED ACCESS ROW	BUILDING
OTHER FOC	PROPERTY LINE
EXISTING UG	OVERHEAD GUY
EXISTING AERIAL	POLE TO POLE GUY
POWER UG	SPAN NOT STRANDED
TRAFFIC	STRUCTURE ATTACHED PIPE
COMMUNICATIONS	LINE DIVIDER
GAS LINE	RAIL ROAD
WATER MAIN	ABANDONED
SANITARY SEWER	
STORM SEWER	
FORCE MAIN	
RECLAIMED WATER	

- TYPICAL UNDERGROUND CONSTRUCTION:**
- RESTORE ALL SURFACES TO EQUAL OR BETTER CONDITION.
 - CONTRACTOR TO VERIFY ALL MEASUREMENTS AND DISTANCES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION AND CONDITION OF EXISTING CONDUIT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - MAINTAIN A MIN BENDING RADIUS OF 5' ON ALL DUCT CONFIGURATION.
 - ANY CHANGES ON PROPOSED RUNNING LINE HAVE TO GET APPROVAL FROM CCF CONSTRUCTION MANAGER.

- FOR CONSTRUCTION:**
- EXTREME CAUTION TO BE TAKEN TO CERTAIN SLURRY AROUND WORK AREAS NEAR WETLANDS TO AVOID ANY WATER QUALITY ISSUES.
 - LOCATIONS, ELEVATIONS, LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS ARE BASED ON LIMITED INVESTIGATING TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. PLEASE CONTACT SUNSHINE STATE ONE CALL AT 1-800-433-4770.
 - CAUTION: EXISTING UNDERGROUND UTILITIES IN AREA. NO ELEVATION RECORDS FOR EXISTING UTILITIES AVAILABLE. CONTRACTOR SHOULD CONTACT SUNSHINE 811, LOCATE ALL UTILITIES AND VERIFY ALL DEPTHS PRIOR TO CONSTRUCTION.



SPACE RESERVED FOR PROFESSIONAL SEALS

BY	NO.	DATE	DESCRIPTION
RC	01	03/01/24	FIRST SUBMITTAL
	02	03/26/24	REVISION - COMMENTS BY CM

DRAWN BY: JL
CHECKED BY: GIULIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE

PDR: 622073

JOB#:

SITE NAME

4226 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4226 PONCE DE LEON

CONTRACT NUMBER

FL 33148 - URA

SHEET TITLE

LINETYPES

SHEET NUMBER

06 OF 14

LINETYPES, CONSTRUCTION NOTES

SCALE: 1"=10'

06

PROJECT DATE: 03/01/2024 FILE NAME: 4226-PONCE DE LEON - ENGINEERING.DWG



CONSTRUCTION NOTES

- CONSTRUCTION NOTES - CITY OF CORAL GABLES**

1. **THE STATE OF TEXAS, COUNTY OF DALLAS.**
 2. **Know all men** that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the County Clerk of the County of Dallas, State of Texas.
 3. **Witness my hand and the seal of said County, this 1st day of January, 1901.**
 4. **County Clerk.**
 5. **Attest:**
 6. **Notary Public in and for the State of Texas.**
 7. **My Commission Expires**

DRAWN BY: JR. CHECKED BY: GUILIANO LEON DRAWING DATE: 03/01/2024	PROJECT CODE JOB#	PDR# 623073 SITE NAME 4235 PONCE DE LEON BUSINESS UNIT NUMBER	SITE ADDRESS 4235 PONCE DE LEON CORRAL GABLES MIAMI DADE FL 33146 - U.S.A SHEET TITLE	CONSTRUCTION NOTES SURVEY MAP INFO
--	----------------------	--	--	---------------------------------------

10

10



DIRECTION OF ENGINEERING

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISIONS	NO.	DATE	DESCRIPTION
BY	01	03/01/24	FIRST SUBMITTAL
IT	02	03/28/24	REVISION - COMMENTS BY CM

DRAWN BY: JL
CHECKED BY: GIULIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE

POE: 622073

JOB#:

SITE NAME

4228 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4228 PONCE DE LEON

MIAMI, FL 33146

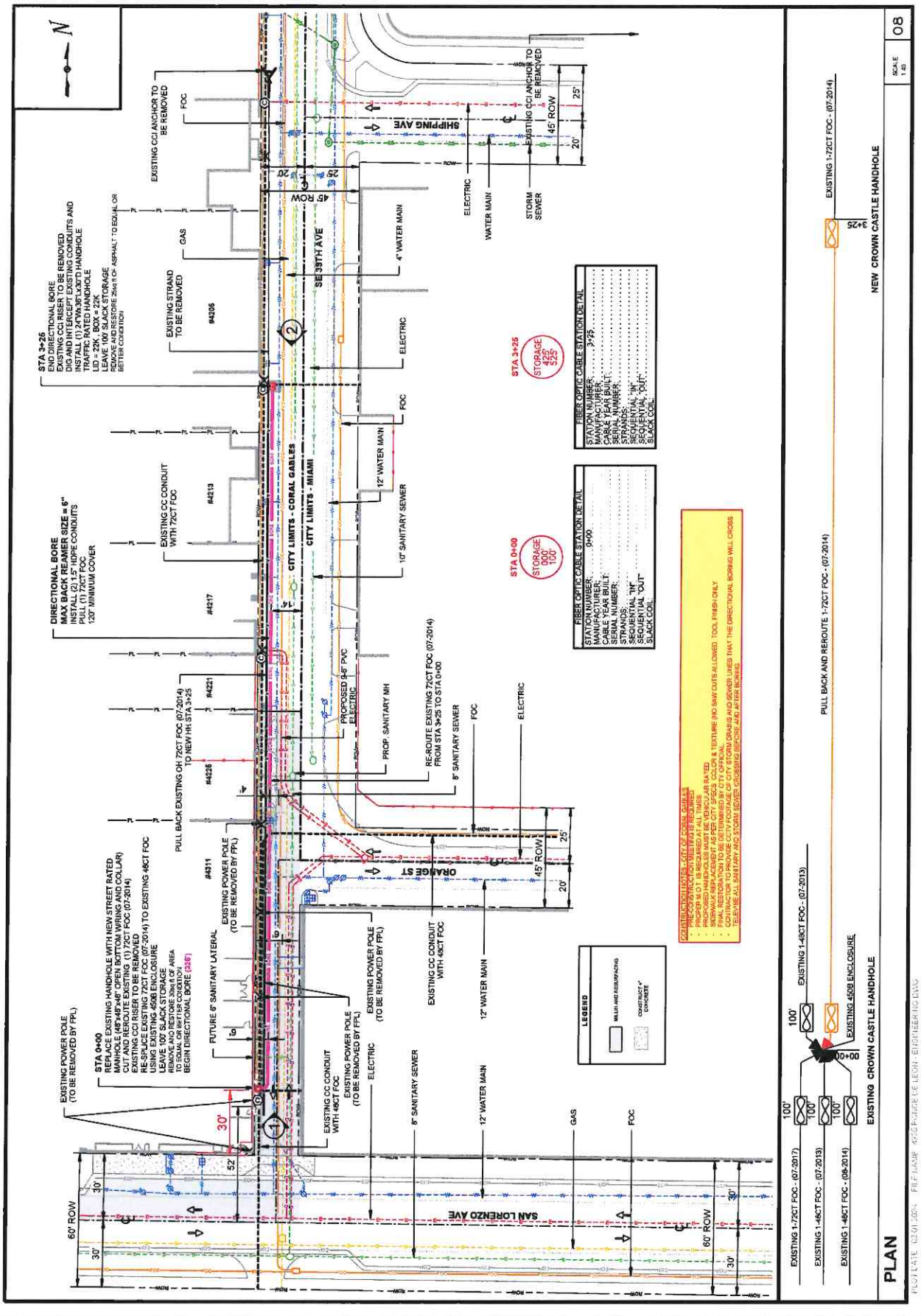
FL 33146 - USA

SHEET TITLE

PLAN

SHEET NUMBER

08 OF 14



PLAN

NEW CROWN CASTLE HANDHOLE

08

SCALE
1"=6'



DIRECTION OF ENGINEERING

SPACE RESERVED FOR PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/28/24	REVISION - COMMENTS BY CM
BY		
LC		

DRAWN BY: J. GULLIANO/LEON
CHECKED BY: J. GULLIANO/LEON
DRAWING DATE: 09/01/2024

PROJECT CODE

PDR: 822073

JOB#: 822073

SITE NAME

4228 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4228 PONCE DE LEON

CORAL GABLES

FL 33146 USA

SHEET TITLE

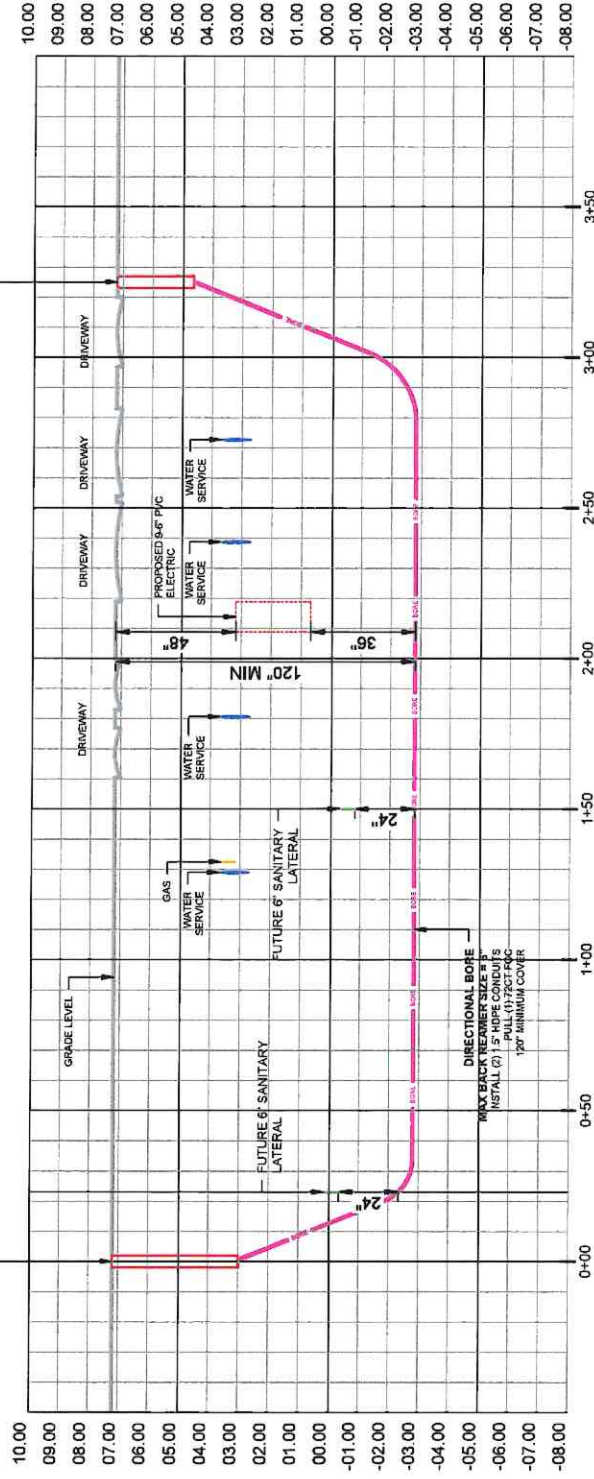
PROFILE

SHEET NUMBER

08A OF 14

STA 3+25
END DIRECTIONAL BORE
CUT AND REROUTE EXISTING
DIG AND INTERCEPT EXISTING CONDUITS AND
INSTALL (1) 24"X36"X30" D HANDHOLE
TRAFFIC RATED HANDHOLE
LEAVE 100' SLACK STORAGE
REMOVE AND RESTORE 25m² OF ASPHALT TO EQUAL OR
BETTER CONDITION

STA 0+00
REPLACE EXISTING HANDHOLE WITH NEW STREET RATED
MANHOLE (48"x48"x48" OPEN BOTTOM V-RING AND COLLAR)
CUT AND REROUTE EXISTING (1) 720T FOC (07-2014)
REPLACE EXISTING 48"X48"X48" MANHOLE WITH NEW
USING EXISTING 48"X48" ENCLOSURE
LEAVE 100' SLACK STORAGE
REMOVE AND RESTORE 25m² OF ASPHALT TO EQUAL OR
BETTER CONDITION



RECORD ON UTILITY PLANS
CONSTRUCTION CONTRACTOR
SHALL CALL LOCATES, GPR AND/OR SORT DIG TO DETERMINE
UTILITY ELEVATION BEFORE CONSTRUCTION.

PROFILE - SW 39TH AVE (LOOKING WEST)

SCALE: 1/4\"/>

08A

11/07/2024 09:07:2024 FILE NAME: 4228 PONCE DE LEON - ENGINEERING.DWG

SPACE RESERVED FOR PROFESSIONAL SEAL

NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/28/24	REVISION - COMMENTS BY CM
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		

DRAWN BY: JL
CHECKED BY: GUILLIANO LEON
DRAWING DATE: 03/01/2024

PROJECT CODE

PDR: 622073

JOB#:

SITE NAME

4228 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4228 PONCE DE LEON

CORAL GABLES

MIAMI, FL 33146

FL 33146 - USA

SHEET TITLE

PICTURES

SHEET NUMBER

09 OF 14

STA 0+00
REPLACE EXISTING HANDHOLE WITH NEW STREET RATED MANHOLE (48"x48"x48" OPEN BOTTOM WIRING AND COLLAR) CUT AND REROUTE EXISTING (1) 72CT FOC (07-2014) EXISTING CCI RISER TO BE REMOVED RE-SPLICE EXISTING 72CT FOC (07-2014) TO EXISTING 48CT FOC USING EXISTING 4808 ENCLOSURE
LEAVE 100' SLACK STORAGE
REMOVE AND RESTORE 25sq ft OF ASPHALT TO EQUAL OR BETTER CONDITION
BEGIN DIRECTIONAL BORE (328)

DIRECTIONAL BORE
MAX BACK REAMER SIZE = 6"
INSTALL (2) 1.5" HDPE CONDUITS
PULL (1) 72CT FOC
120' MINIMUM COVER

STA 3+25
END DIRECTIONAL BORE
EXISTING CCI RISER TO BE REMOVED
DIG AND INTERCEPT EXISTING CONDUITS AND INSTALL (1) 24"Wx36"Lx30"D HANDHOLE
TRAFFIC RATED HANDHOLE
LID = 22K, BOX = 22K
LEAVE 100' SLACK STORAGE
REMOVE AND RESTORE 25sq ft OF ASPHALT TO EQUAL OR BETTER CONDITION



STA 0+00 NEW CROWN CASTLE HANDHOLE



STA 3+25 NEW CROWN CASTLE HANDHOLE

QTY

UNIT

OEM #

DESCRIPTION

1

U18338-CC-FL

SPLICE
TAG, YELLOW SPLICE MARKER

1

PM-303TS

MARKERS

1

U12535-CC-FL

MARKER, FINK POLE ROUTE IDENTIFIER 3"x6"
LABEL, UTCOM 1.25"x3.5" CROWN CASTLE FIBER LOGO. FOR EQUIPMENT ID

650

10001202

DUCT
DUCT, HDPE 2-WAY 1.50" SDR11 (4,800' per reel) [(ORDER LINEAR FT * 2)] (UNIT = .38 * 2)

1

24366047

HANDHOLES

2

635800

HANDHOLE, HEAVY DUTY - TIER 22, 24x36x30

2

CP58

ROD, GROUND ROD COPPER CLAD 5/8"x8"
GROUND, ROD COPPER CLAMP 5/8"

1

1230N-HS-2500

STREET RATED MANHOLE (48"x48"x48)
CABLE

50

WIRE, 12 AWG SOLID LOCATOR (2500R .09/R)

525

72CT, LOOSE TUBE, DRY, SM, S.J, DIELECTRIC, NON-ARMORED

REVISIONS

NO

DATE

DESCRIPTION

01

03/01/24

FIRST SUBMITTAL

02

03/28/24

REVISION - COMMENTS BY CM

BY

LC

RC

DRAWN BY: JL

CHECKED BY: JULIANO LEON

DRAWING DATE: 03/01/2024

PROJECT CODE

PDR: 612073

JOB#:

SITE NAME

4228 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS

4228 PONCE DE LEON

CONAL CABLES

1400 S. W. 10TH AVE

FL 33146 - USA

SHEET TITLE

BOM

SHEET NUMBER

10 OF 14

BOM

PROJ DATE: 03/01/2024 FILE NAME: 4228 PONCE DE LEON - ENGINEERING.DWG

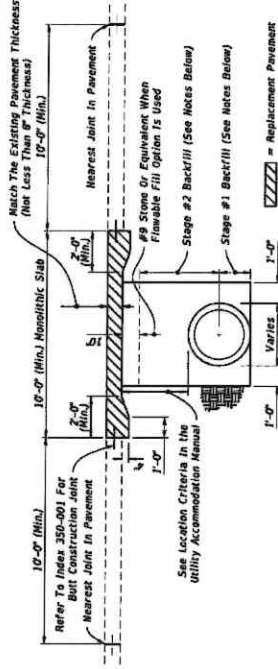
SCALE

10

NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/28/24	REVISION - COMMENTS BY CM
BY		
LC		
RC		

DRAWN BY: JIL
CHECKED BY: GUILIANO LEON
DRAWING DATE: 03/01/2024PROJECT CODE
JOB: 62073SITE NAME
4225 PONCE DE LEON

BUSINESS UNIT NUMBER

SITE ADDRESS
4225 PONCE DE LEON
CORAL GABLES
MI 33146, USASHEET TITLE
INDEX 125-001SHEET NUMBER
13 OF 14**NOTES:****PAVEMENT REMOVAL AND REPLACEMENT**

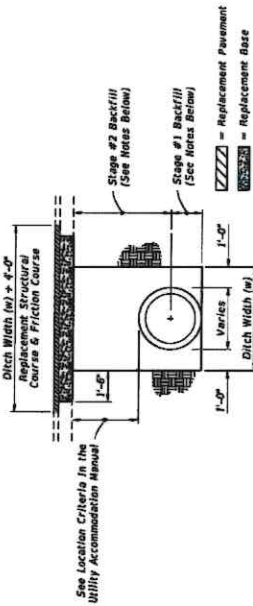
1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

BACKFILL OPTION**1. GRANULAR BACKFILL**

- A. Any edgeline system that is removed shall be replaced with the same type materials. Any edgeline system that is damaged shall be repaired with methods approved by the Engineer.
 - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
 - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compacted fill applies to the material placed beneath the haunches of the pipe and above any bedding.
 - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
- 2. FLOWABLE FILL**
- A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
 - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
 - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
 - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
 - E. In Stage #2, place flowable fill to the bottom of the existing base course.

RIGID PAVEMENT CUT

6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill shall only be used when specifically engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant structural support. Flowable fill shall be used in accordance with the Standard Specifications and shall be supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

**NOTES:****PAVEMENT REMOVAL AND REPLACEMENT**

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

BACKFILL OPTION**1. COMPACTED AND STABILIZED FILL**

- A. Place backfill material in accordance with Specification 125.
 - B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compacted fill applies to the material placed beneath the haunches of the pipe and above any bedding.
 - C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using optional Base Group 3.
- 2. FLOWABLE FILL**
- A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
 - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
 - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
 - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
 - E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT**GENERAL NOTES**

1. The details provided in this Index apply to cases in which Jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or much material (see Index 125-001) which will cause settlement or prevent pavement settlement.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS**UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT**FDOT
FY 2023-24
STANDARD PLANSSHEET
INDEX
125-001
1 of 2

INDEX 125-001

SCALE
1/3

PLOT DATE: 05/01/2024 PLOT TIME: 4:02 PM PLOT BY: JIL LEON - ENGINEER/PLS/DWG



1. Cut-Lines must be straight and cleanly sawed.
2. See Sheet 1 for replacement pavement.
3. Adjust manholes prior to placing friction course when pavement resurfacing is occurring in the area adjacent to the manhole.
4. Align Longitudinal Cut-Lines with pavement joint or center of traffic lane to avoid wheel path.
5. For rigid pavement, Align Transverse Cut-Lines with nearest existing joint.

INDEX 125-001	SCALE 1/15	14
<p>1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2</p>		



Subsurface Utility Engineering (SUE) Utility Rating Impact Form

Project Name: PD517082- 4225 PONCE DE LEON Date of Analysis: 3/2/2024
Project Location: PD517082- 4225 PONCE DE LEON Analysis Done By JL

Project Scope:
CONTRACTOR WILL MEET WITH OSPE TO GO OVER THE DETAILS OF THE PROJECT PRIOR TO START
1.STARTING IN NEW MANHOLE LOCATED 52' N/O TO SAN LORENZO AVE ON WEST SIDE OF SW 39TH AVE.
2.INSTALL 325' OF UNDERGROUND CONSTRUCTION FROM STA 0+00 TO STA 3+25 (SEE DRAWINGS).
3.INSTALL (1) HANDHOLE 24"x36"x30" (LEAVE SLACK COIL).
4.ALL REMOVED OR DAMAGED ASPHALT AND GRASS AS PART OF THIS INSTALLATION WILL BE REPLACED
5.ALL EXISTING UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE FROM SITE SURVEY AND AVAILABLE RECORDS. MORE UTILITIES MAY BE PRESENT. CALL 811 PRIOR TO ANY EXCAVATION

ID	Complexity Factor	Low Complexity		Medium Complexity		High Complexity	
1	Utility Density	<input type="checkbox"/>	Dense	<input type="checkbox"/>	Denser	<input checked="" type="checkbox"/>	Densest
2	Utility Type	<input type="checkbox"/>	Less-Critical	<input type="checkbox"/>	Sub-Critical	<input checked="" type="checkbox"/>	Critical
3	Utility Pattern - Parallel Utilities	<input type="checkbox"/>	Simple	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>	Complex
4	Utility Pattern - Perpendicular Utilities	<input type="checkbox"/>	Simple	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>	Complex
5	Utility Material	<input type="checkbox"/>	Rigid	<input type="checkbox"/>	Flexible	<input checked="" type="checkbox"/>	Brittle
6	Utility Access	<input type="checkbox"/>	Easy	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>	Restricted
7	Utility Age	<input type="checkbox"/>	New	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>	Old
8	Utility Record Quality	<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor
9	Excavation Depth (inches)	<input type="checkbox"/>	Low	<input type="checkbox"/>	Medium	<input checked="" type="checkbox"/>	High
10	Excavation Method	<input type="checkbox"/>	Method A	<input type="checkbox"/>	Method B	<input checked="" type="checkbox"/>	Method C
Total		0		1		9	

SUE Impact Score 2.9

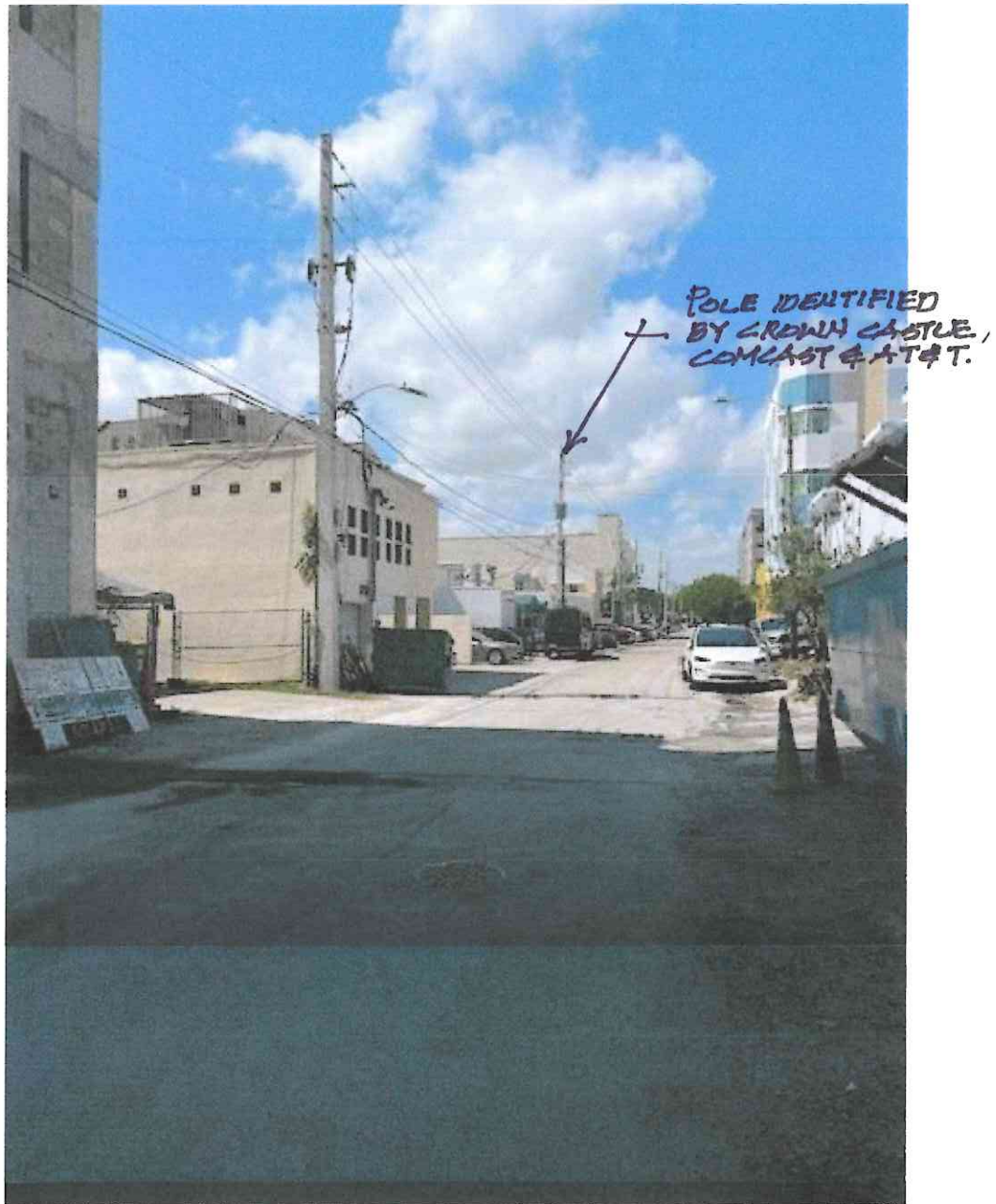
NO.	DATE	DESCRIPTION
01	03/01/24	FIRST SUBMITTAL
02	03/28/24	REVISION - COMMENTS BY CM
RC		
JL		
BY		

DRAWN BY: JL
CHECKED BY: GILLIANO LEON
DRAWING DATE: 03/01/2024
PROJECT CODE:
JOB#: 622073
SITE NAME:
4225 PONCE DE LEON
BUSINESS UNIT NUMBER:
SITE ADDRESS:
4225 PONCE DE LEON
CROWN CASTLE
MIAMI GARDEN
FL 33146 - USA
SHEET TITLE:
SUE-0
SHEET NUMBER:
SCALE:
HITS

Lumens

Unlike the other three vendors, Lumens has their lines already underground. The only scope of work for Lumens is to have their current handhole box replaced with a similar traffic bearing handhole box and traffic bearing top. The estimated cost for this scope of work is approximately \$20,000.00.

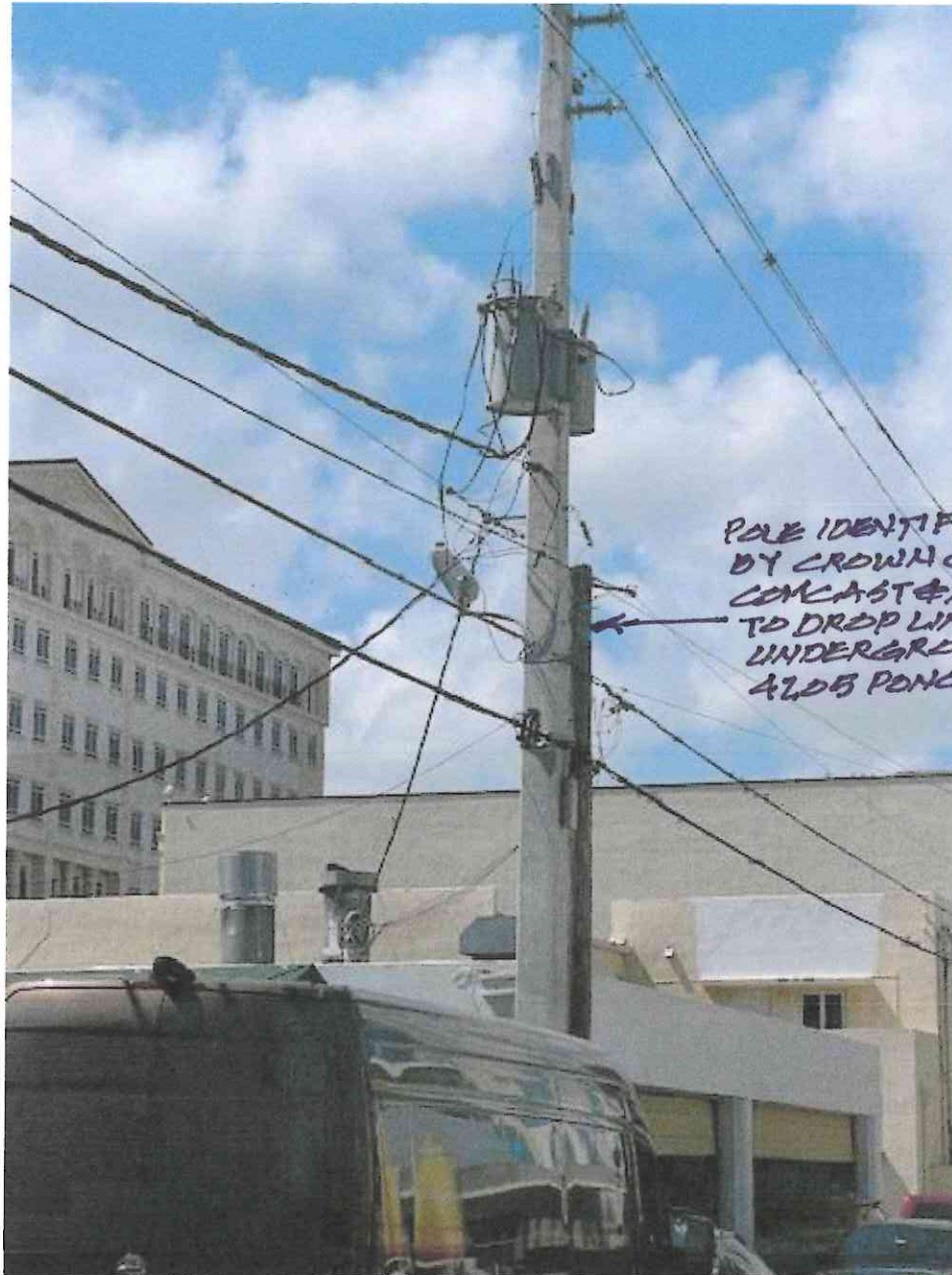
Pictures



SW 39th Avenue Looking North from Orange Street

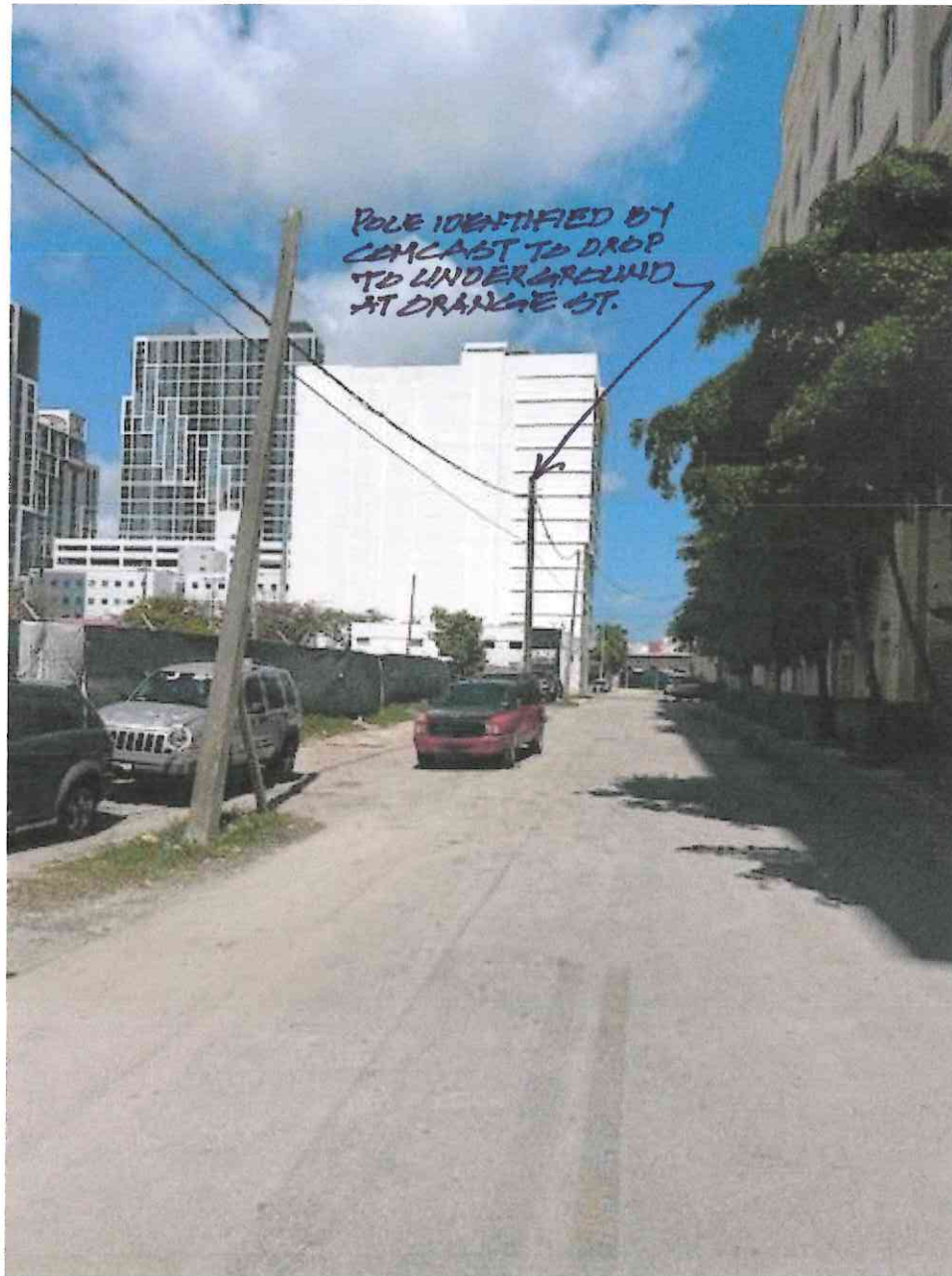


Orange Street Looking West Across SW 39th Avenue



POLE IDENTIFIED
BY CROWN CASTLE,
COMCAST & AT&T
TO DROP LINES TO
UNDERGROUND.
4205 PENCE.

Wood Utility Pole where Dropp-Risers are being proposed.



Orange Street Looking East from SW 39th Avenue



Wood Utility Pole where Comcast is proposing to install the drop riser

Summary

In summary, there are four separate and individual telecommunication companies serving the same area overhead attached to service poles without any interference with each other. If they are all relocated to underground installation the space required by each independent installation for the conduits, clearances required from existing underground utilities and other required components such as manholes, and various traffic bearing handholes along the west side of SW 39th Avenue it will create a hardship and exposure to damage existing underground utilities. In addition, there will be a greater expense to the developer than just having the existing telecommunication lines buried underground along the project's property. This will expose the developer to a greater expense to go beyond the limits of the project's property north on SW 39th Avenue for Comcast, AT&T and Crown Castle as well as east across Orange Street for Comcast. This is well beyond the limits of the requirements of "surrounding and adjacent to project boundary."

Outline of Potential Costs

4225 Ponce Office Building Telecommunication Lines Burying Cost Outline				
Item No.	Telecommunication Company	Proposed Scope	Estimated Cost	Comments
1	Comcast	Bury underground line from Orange Street in the City of Miami to cross SW 39th Avenue to pull box adjacent to the projects Service Drive. Additionally, bury lines on SW 39th Street approximately 150 feet north of the project property.	\$ 42,000.00	The estimated cost is not a guaranteed number. This proposed number can change with the damage or interference of any unexpected or unforeseen additional work that may be required.
2	AT&T	Bury lines on SW 39th Street approximately 100 feet north of the project property.	\$ 50,000.00	The estimated cost is not a guaranteed number. This proposed number can change with the damage or interference of any unexpected or unforeseen additional work that may be required.
3	Off-Site Contractor	Removal, milling and resurfacing of approximately 770 SY \$45/SY of SW 39th Avenue and a portion of Orange Street for the installation of the Fiber Optics lines from above instead of through directional borings.	\$ 34,650.00	This work is being estimated due to AT&T apprehension to do directional boring installation on SW 39th Avenue due to the existing congestions of underground utilities from both City of Coral Gables and City of Miami
4	Crown Castle	Bury lines on SW 39th Street approximately 150 feet north of the project property. Replace existing handhole with a new manhole adjacent to the new project's service drive. Install traffic bearing handhole where new proposed drop to underground is to be.	\$ 56,000.00	The estimated cost is not a guaranteed number. This proposed number can change with the damage or interference of any unexpected or unforeseen additional work that may be required.
5	Lumens	Replacement of the existing Pull Box to a Traffic Bearing box and cover.	\$ 20,000.00	Estimated costs for the new Handhole with Traffic Bearing top.
		TOTAL ESTIMATED COST	\$ 202,650.00	

Lester Garcia

From: Vinny P. <vp@utilities-pros.com>
Sent: Friday, March 21, 2025 4:36 PM
To: Lester Garcia
Cc: Mariana Russell; Alexander Peters; Alfonso Orozco
Subject: Re: 4225 Ponce De Leon Office Building
Attachments: Comcast Cost.pdf; Comcast_design.pdf; Crown-Castle_Design_RELOCATION_4225 PONCE DE LEON_CORAL GABLES_PD522073_ED_24.pdf; Crown-Castle Cost.doc; AT&T design.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Lester,

I apologize for the delay in getting back to you. Following our call on Wednesday, I have gathered all relevant documents, including Comcast's estimate and design, Crown-Castle's design and cost estimate, and AT&T's preliminary plan. AT&T will proceed with the detailed design once we confirm if we are moving forward. I expect their cost to be in line with or slightly higher than the others. Please note that the current estimates are from last year, and the utilities have indicated that costs could increase upon re-evaluation. I estimate the combined cost for all three utilities in 2025 to be around \$150,000.

Additionally, Lumen's costs are not included as their lines are already underground. The only anticipated expense for Lumen would be a lid replacement to a traffic-rated one, which I estimate to be a few thousand dollars.

Key Challenges:-

- **Extended BORE Scope and Cost:** Due to limited space for anchors and down-guys for the poles, utility providers propose extending underground lines beyond the property, increasing costs.
- **Cross-Street Complications:** Comcast's lines crossing the SW 39th Avenue street require further underground extensions, adding to the overall expense.
- **Infrastructure Consistency:** Crown-Castle prefers longer underground extensions to prevent frequent transitions between aerial and underground lines, further inflating the cost.
- **Limited Right-of-Way (R/W) Space:** The congested R/W includes Lumen, AT&T, Comcast, Crown-Castle, FPL, and possibly city facilities or other lines. AT&T has indicated that additional road restoration may be necessary if they proceed with undergrounding, increasing costs further.

Given these factors, the total estimated cost to underground the three lines will likely exceed \$150,000, assuming no further complications arise during the process. We appreciate your time and consideration. Please let me know if you have any questions or would like to discuss this further.

Thank you

Vinny

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The Power to Get Things Done

Cell 561-571-0855

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