



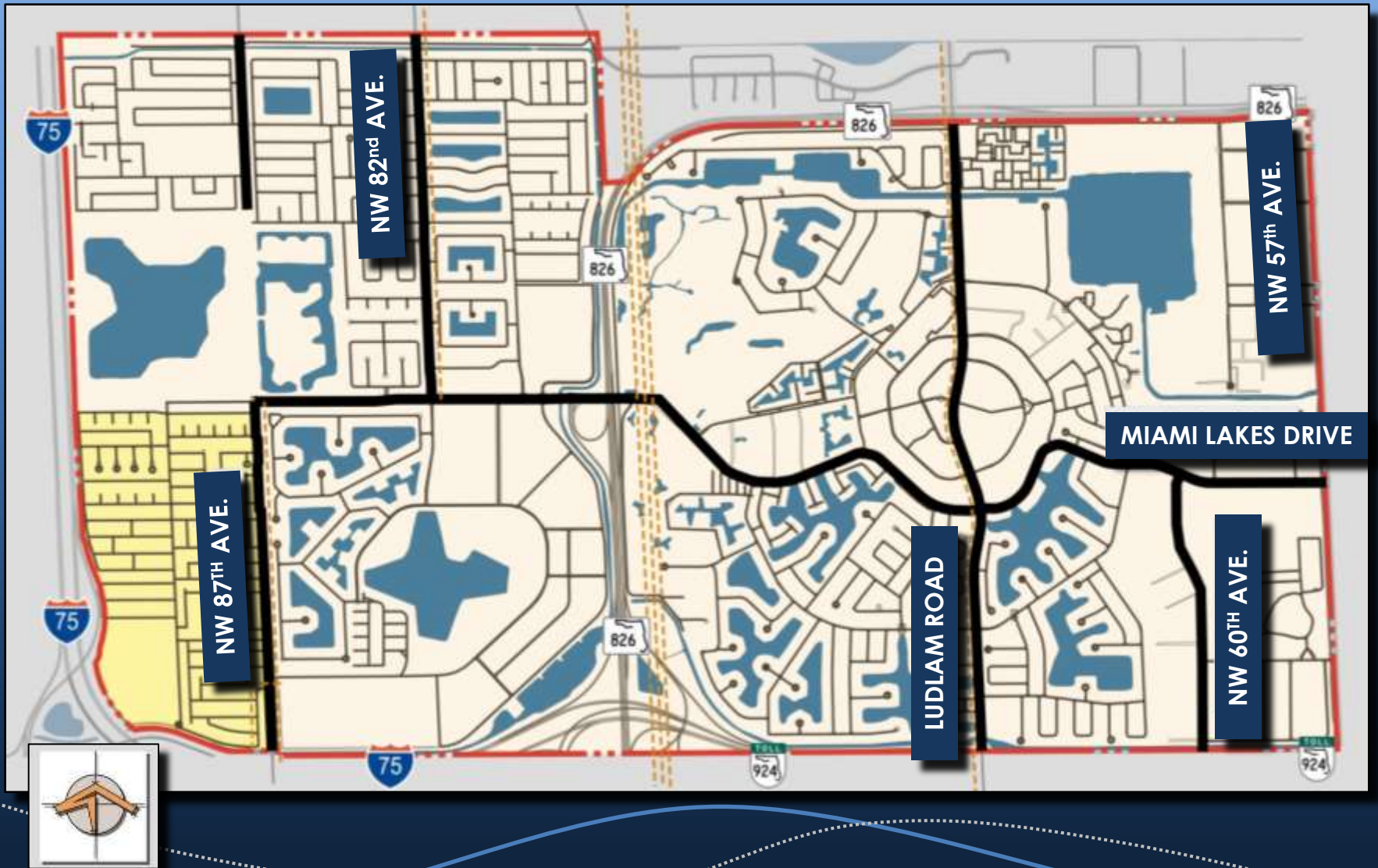
Beautification Master Plan

October 15, 2013

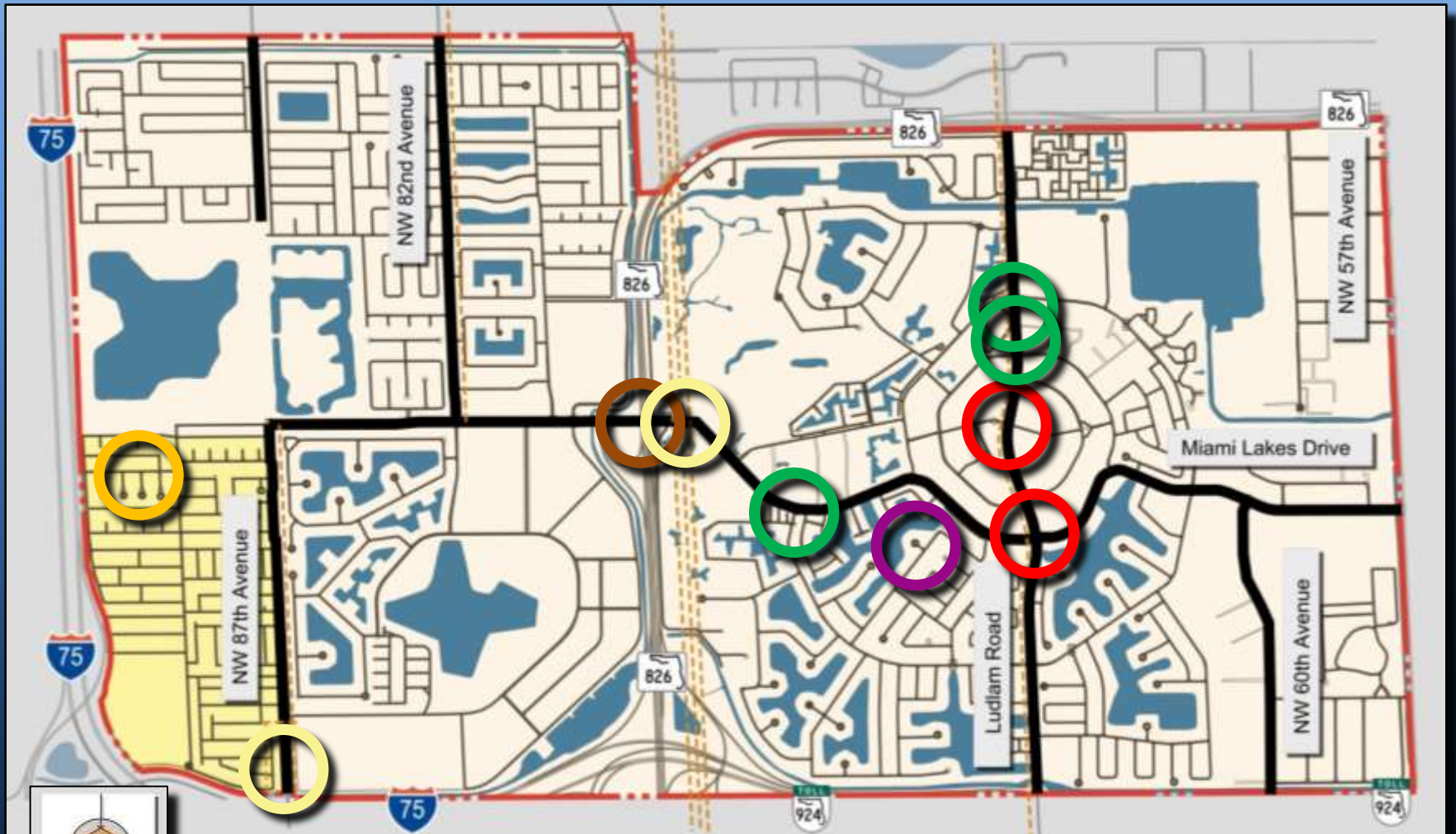


Bermello Ajamil & Partners, Inc.

OVERALL TOWN PLAN



STUDY LOCATIONS



GATEWAYS



NEIGHBORHOOD
ROADS



INTERSECTIONS



CUL-DE-SACS



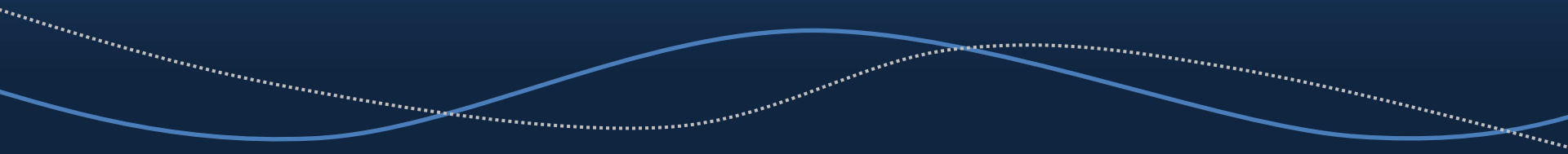
MAJOR ROADWAYS



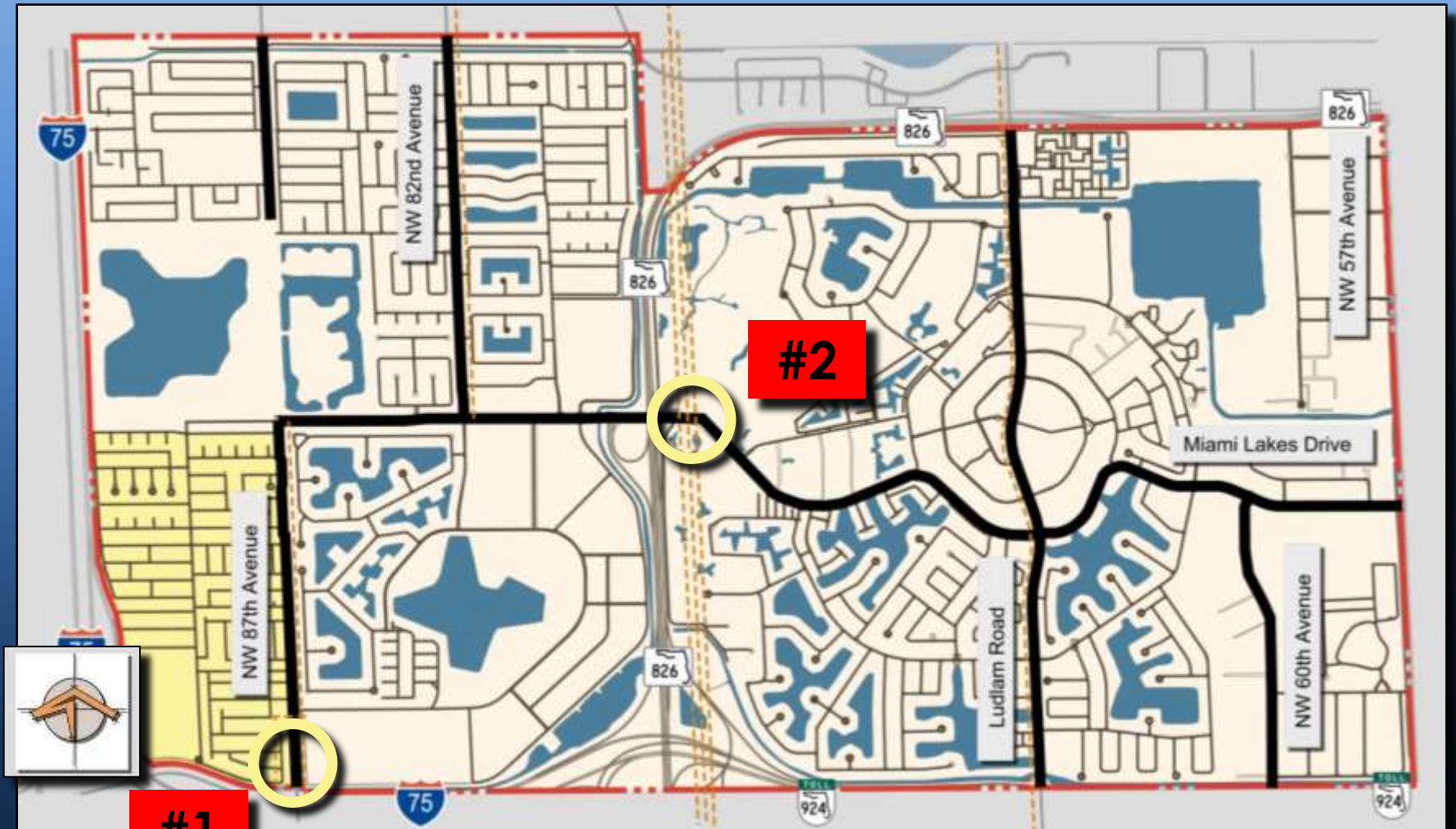
UNDERPASS



GATEWAYS



GATEWAYS



#1

#2

GATEWAY STUDY LOCATIONS

GATEWAY #1 – NW 87th Avenue & I-75



EXISTING CONDITIONS – VIEW LOOKING NORTH

GATEWAY #1 – NW 87th Avenue & I-75



GATEWAY WITH BISMARCK PALMS, GROUNDCOVERS & SPECIALTY PAVING

GATEWAY #1 – NW 87th Avenue & I-75



GATEWAY WITH MATURE BISMARCK PALMS, GROUNDCOVERS & SPECIALTY PAVING

GATEWAY #1 – NW 87th Avenue & I-75



GATEWAY WITH OAKS & GROUNDCOVERS

GATEWAY #1 – NW 87th Avenue & I-75



GATEWAY WITH OAKS, GROUNDCOVERS & SPECIALTY PAVING

GATEWAY #1 – NW 87th Avenue & I-75



GATEWAY WITH SILVER BUTTONWOODS, GROUNDCOVERS & SPECIALTY PAVING

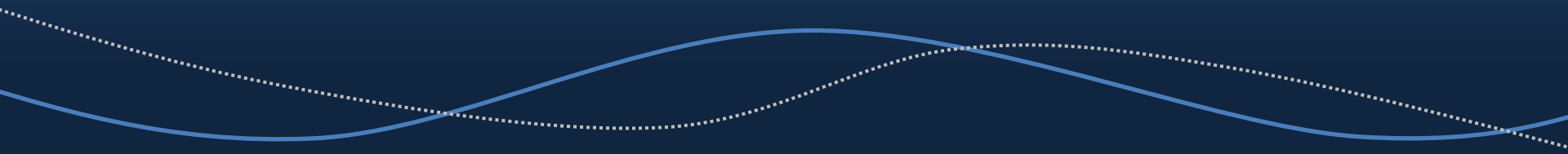
GATEWAY #1 – NW 87th Avenue & I-75



GATEWAY WITH SYLVESTER PALMS, GROUNDCOVERS & SPECIALTY PAVING



GATEWAY #2



GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



EXISTING CONDITIONS – VIEW LOOKING EAST

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



GATEWAY WITH OAKS & GROUNDCOVERS

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



GATEWAY WITH OAKS, GROUNDCOVERS & SPECIALTY PAVING

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



GATEWAY WITH BISMARCK PALMS & GROUNDCOVERS

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



GATEWAY WITH BISMARCK PALMS, GROUNDCOVERS & SPECIALTY PAVING

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



GATEWAY WITH SILVER BUTTONWOODS & GROUNDCOVERS

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



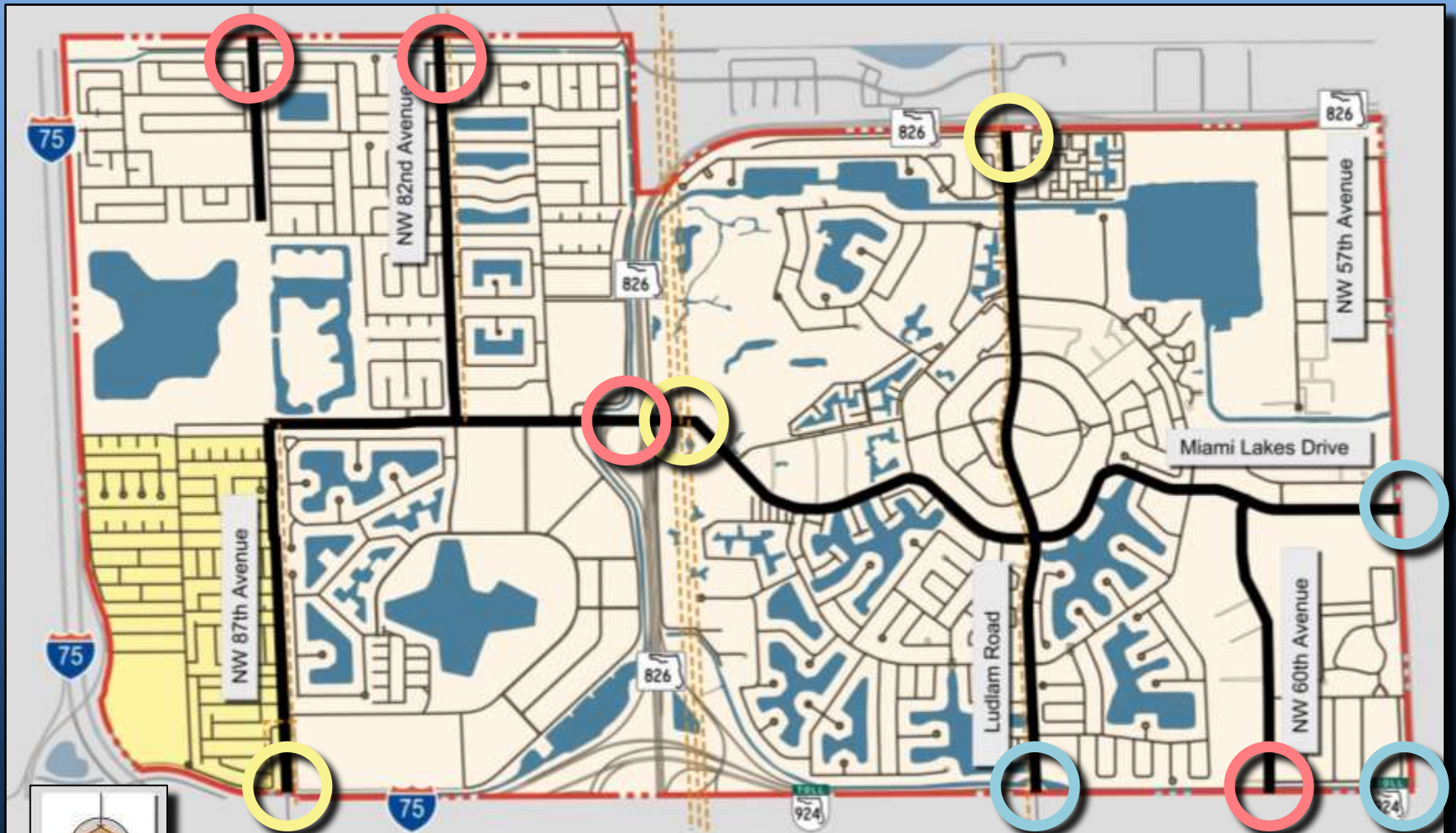
GATEWAY WITH SILVER BUTTONWOODS, GROUNDCOVERS & SPECIALTY PAVING

GATEWAY #2 – Miami Lakes Drive & Palmetto Expressway



GATEWAY WITH WITH SYLVESTER PALMS, GROUNDCOVERS & SPECIALTY PAVING

IMPLEMENTATION PLAN – Gateways



EXISTING GATEWAYS TO BE IMPROVED



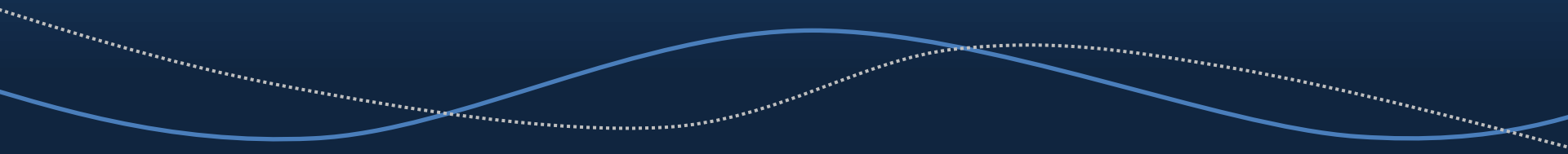
RECOMMENDED FUTURE GATEWAYS



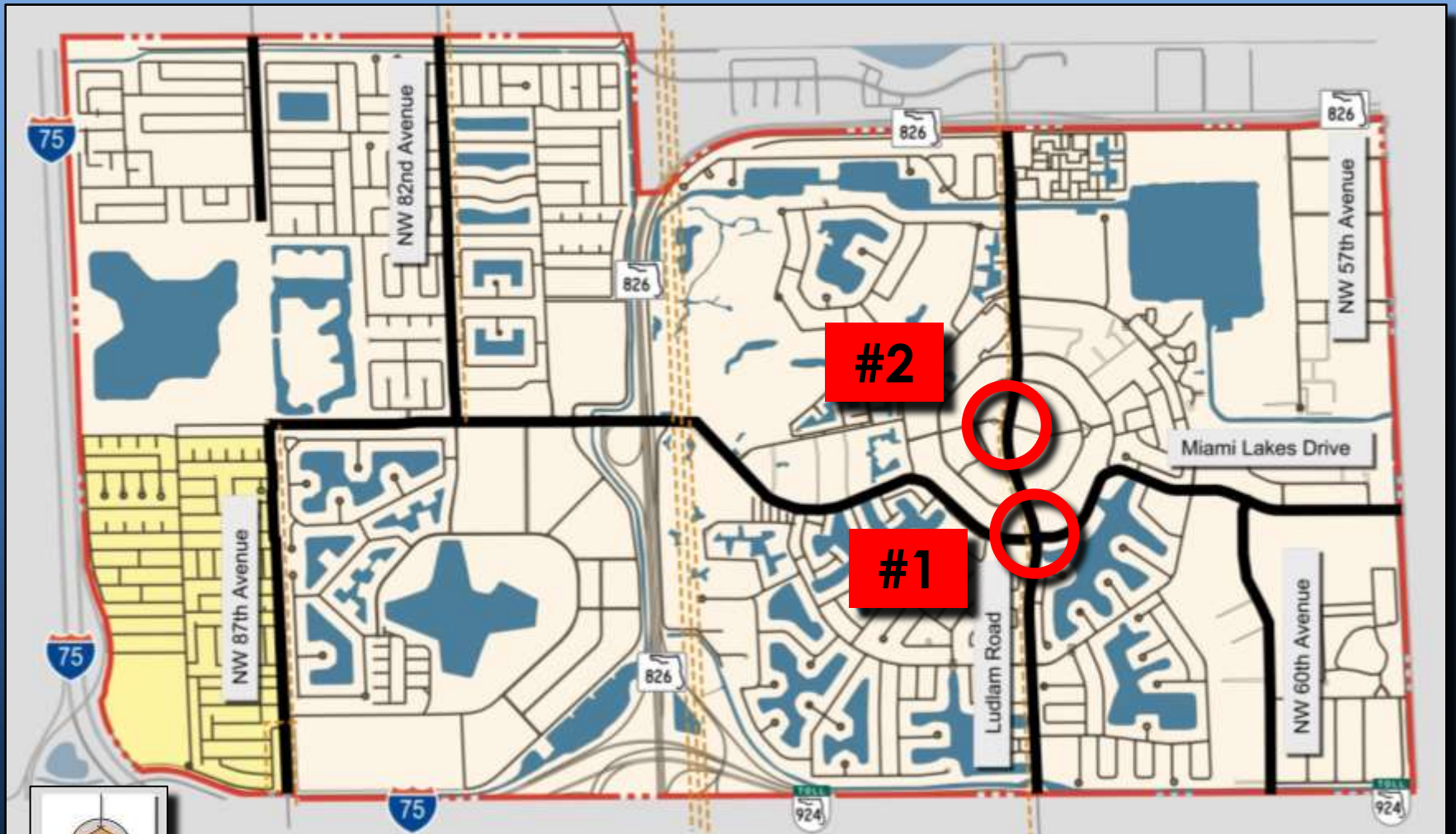
PROPOSED NEW GATEWAYS



INTERSECTIONS



OVERALL TOWN PLAN



INTERSECTION STUDY LOCATIONS

INTERSECTION #1 – Miami Lakes Drive & Ludlam Road



EXISTING CONDITIONS – VIEW LOOKING FROM SOUTH EAST

INTERSECTION #1 – Miami Lakes Drive & Ludlam Road



INTERESECTON WITH GROUNDCOVERS

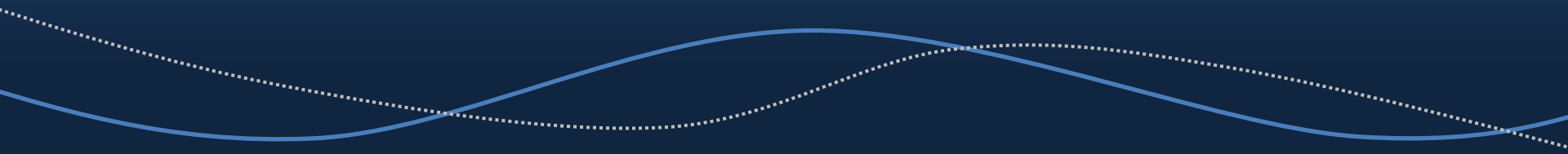
INTERSECTION #1 – Miami Lakes Drive & Ludlam Road



INTERSECTION WITH GROUNDCOVERS AND SPECIALTY PAVING IN CROSS WALKS



INTERSECTION 2



INTERSECTION #2 – Ludlam Road & Main Street



EXISTING CONDITIONS – VIEW LOOKING NORTH

INTERSECTION #2 – Ludlam Road & Main Street



INTERSECTION WITH ALEXANDER PALMS AND GROUNDCOVERS

INTERSECTION #2 – Ludlam Road & Main Street



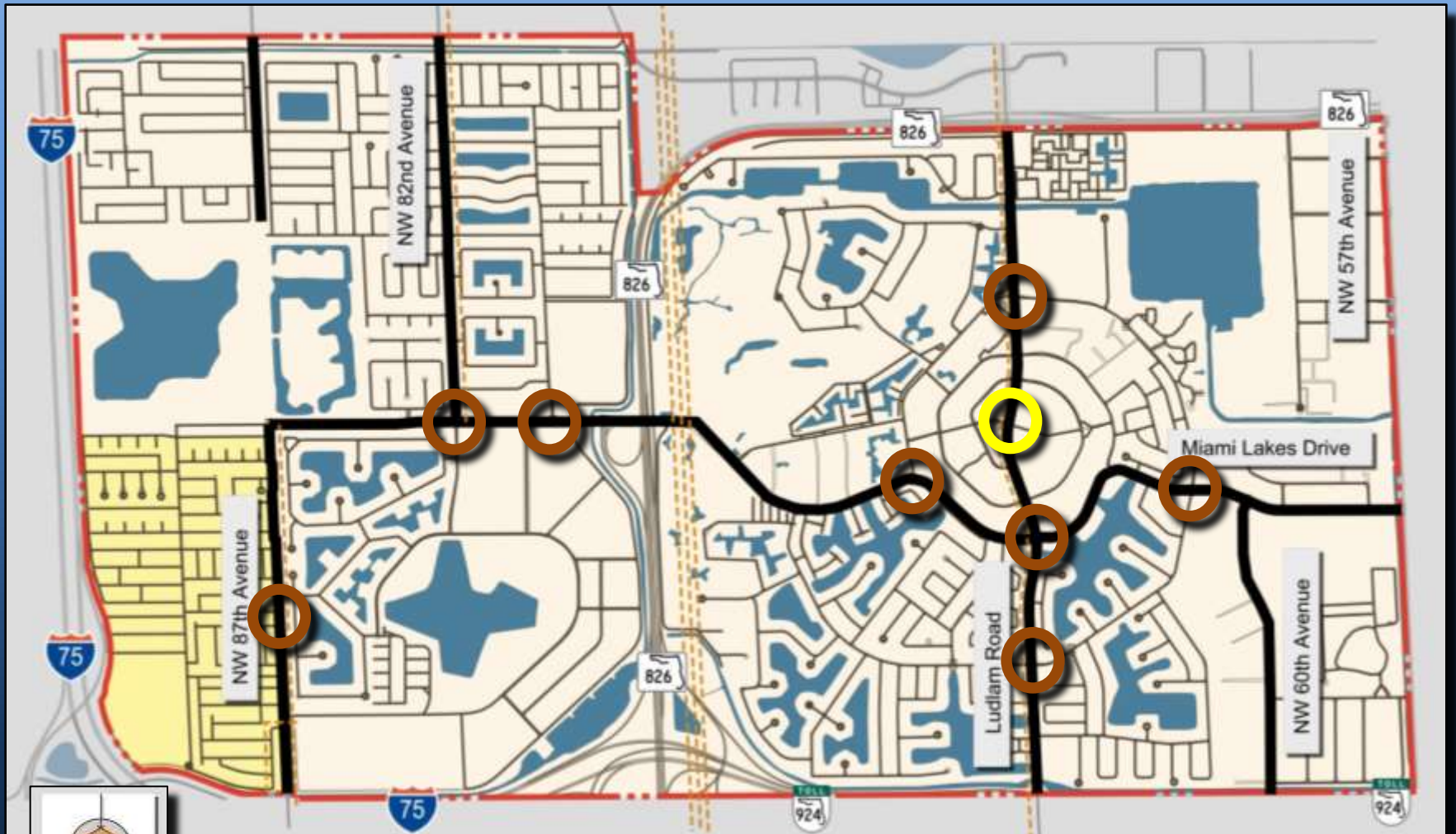
INTERSECTION WITH ALEXANDER PALMS, GROUNDCOVERS AND OAKS

INTERSECTION #2 – Ludlam Road & Main Street



INTERSECTION WITH ALEXANDER PALMS, GROUNDCOVERS AND DATE PALMS

IMPLEMENTATION PLAN – Intersections



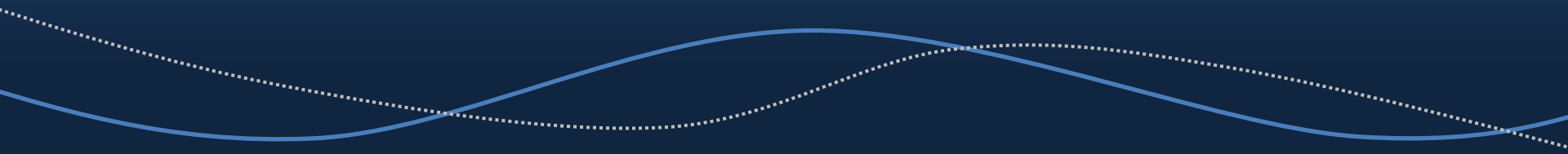
RECOMMENDED INTERSECTION #2 IMPROVEMENT LOCATIONS



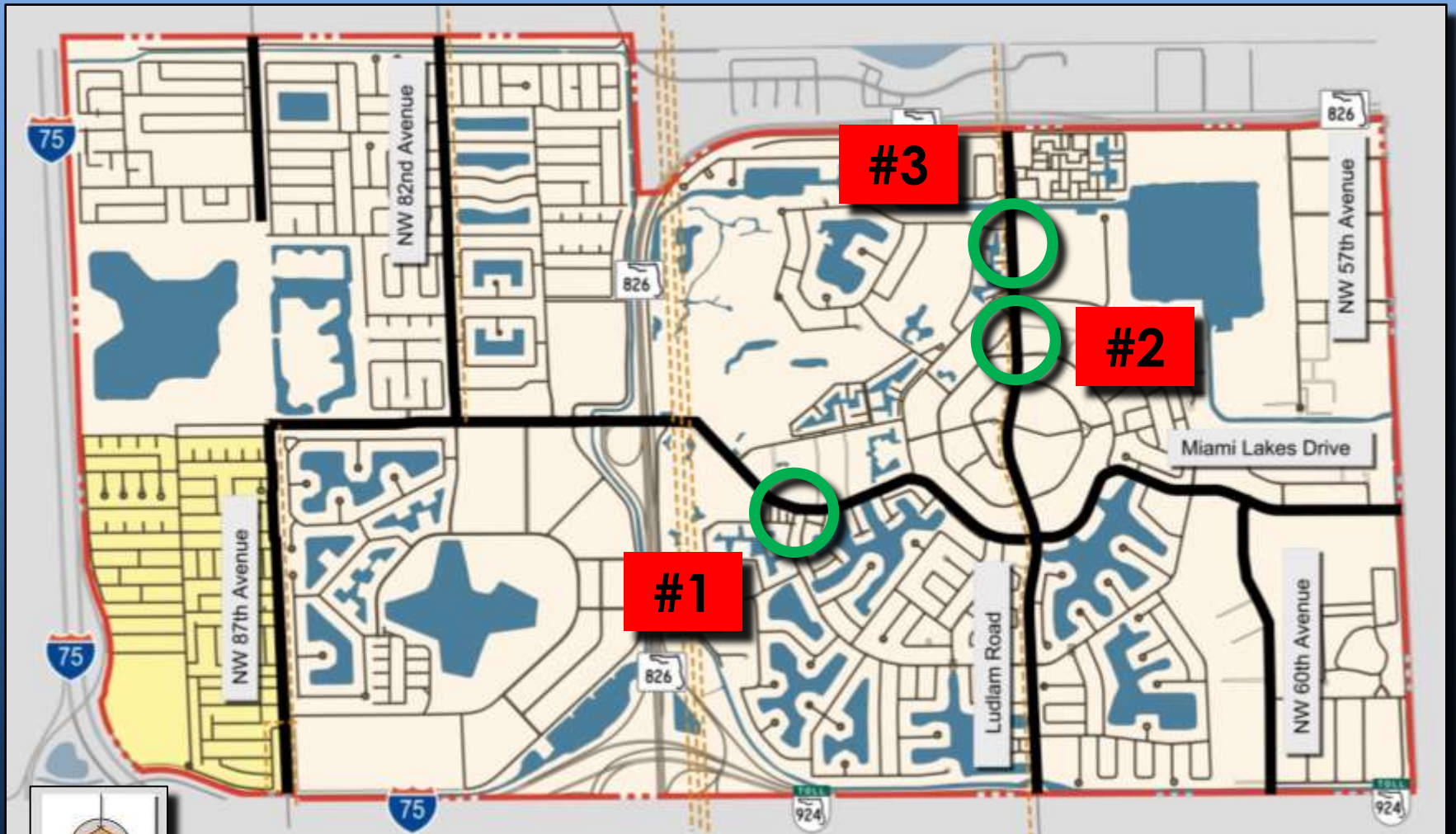
RECOMMENDED INTERSECTION #1 IMPROVEMENT LOCATIONS



MAJOR ROADWAYS



MAJOR ROADWAYS



MAJOR ROADWAY STUDY LOCATIONS

ROADWAY #1 – Miami Lakes Drive



EXISTING CONDITIONS – VIEW LOOKING EAST

ROADWAY #1 – Miami Lakes Drive



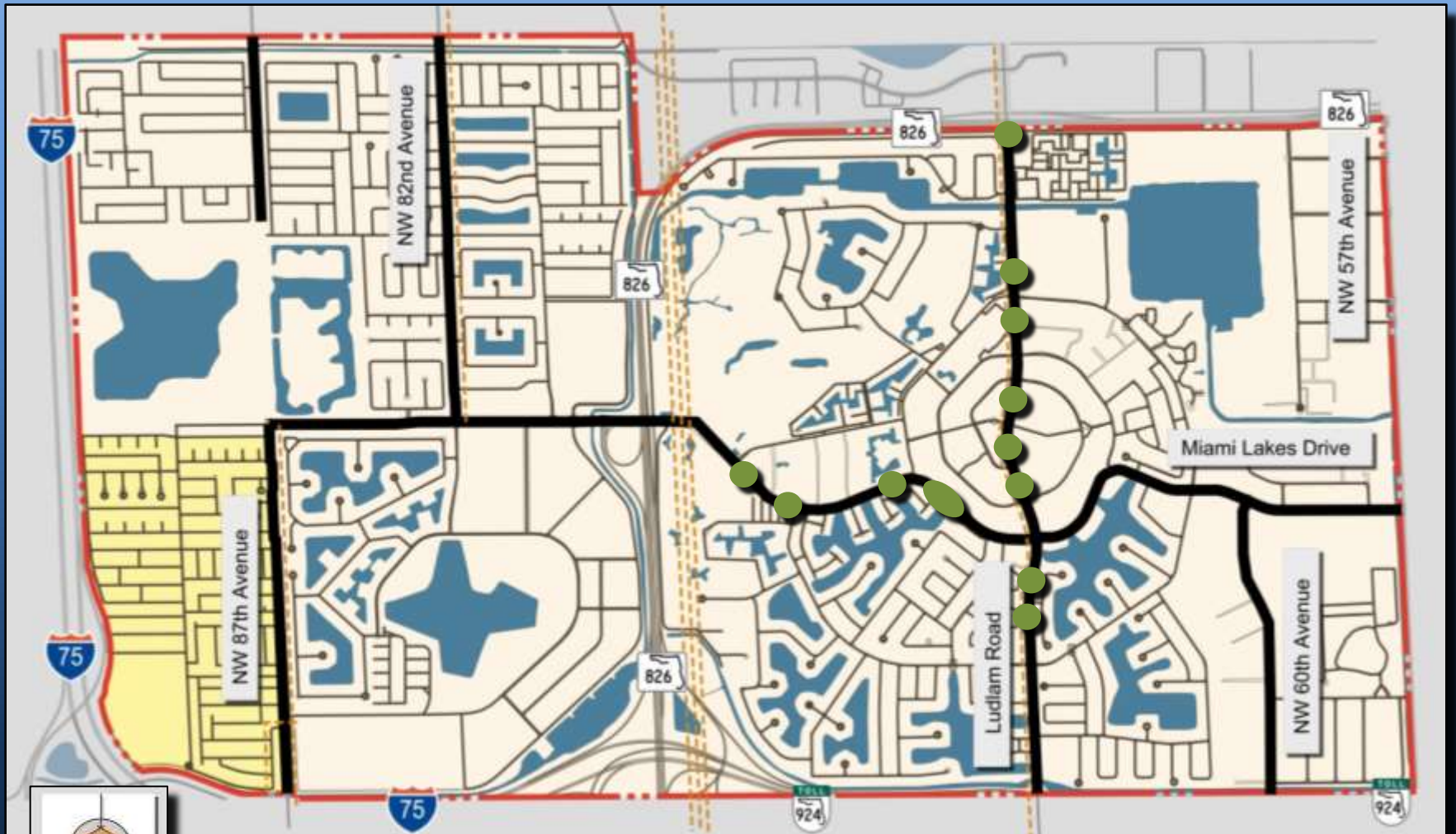
ROADWAY WITH OAKS & ALEXANDER PALMS IN THE MEDIAN

ROADWAY #1 – Miami Lakes Drive



ROADWAY WITH OAKS & SHRUBS IN MEDIAN WITH GRASS MOWING EDGE

IMPLEMENTATION PLAN – Wide Median Roadways



ROADWAY #1 – Wide Median Improvement Locations



MAJOR ROADWAY #2

ROADWAY #2 – Narrow Median



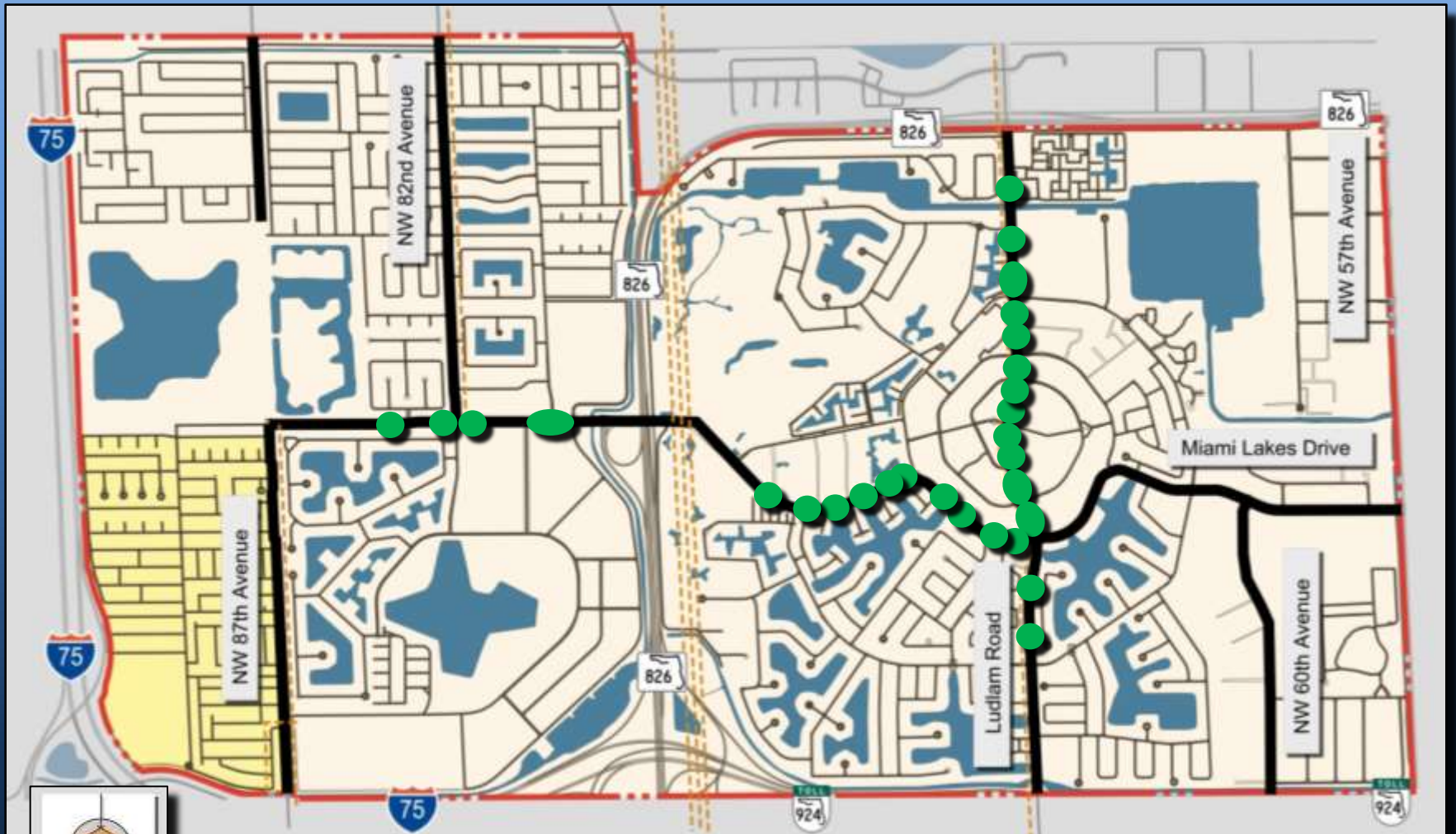
EXISTING CONDITIONS FOR UNDER 8' WIDE MEDIAN – VIEW LOOKING SOUTH

ROADWAY #2 – Narrow Median



ROADWAY WITH ALEXANDER PALMS & SHRUBS

IMPLEMENTATION PLAN – Narrow Median Roadways



ROADWAY #2 – Narrow Median Improvement Locations



MAJOR ROADWAY #3

ROADWAY #3 – Ludlam Road with Overhead Utilities



**SEVERE CUTTING TO AVOID
DAMAGE TO OVERHEAD WIRES**



EXISTING VIEWS ALONG LUDLAM ROAD WITH OVERHEAD UTILITIES ON WEST SIDE

ROADWAY #3 – Ludlam Road with Overhead Utilities



SECTION WITH SILVER BUTTONWOODS AND OAKS IN MEDIAN / WITH OVERHEAD UTILITIES

ROADWAY #3 – Ludlam Road with Overhead Utilities



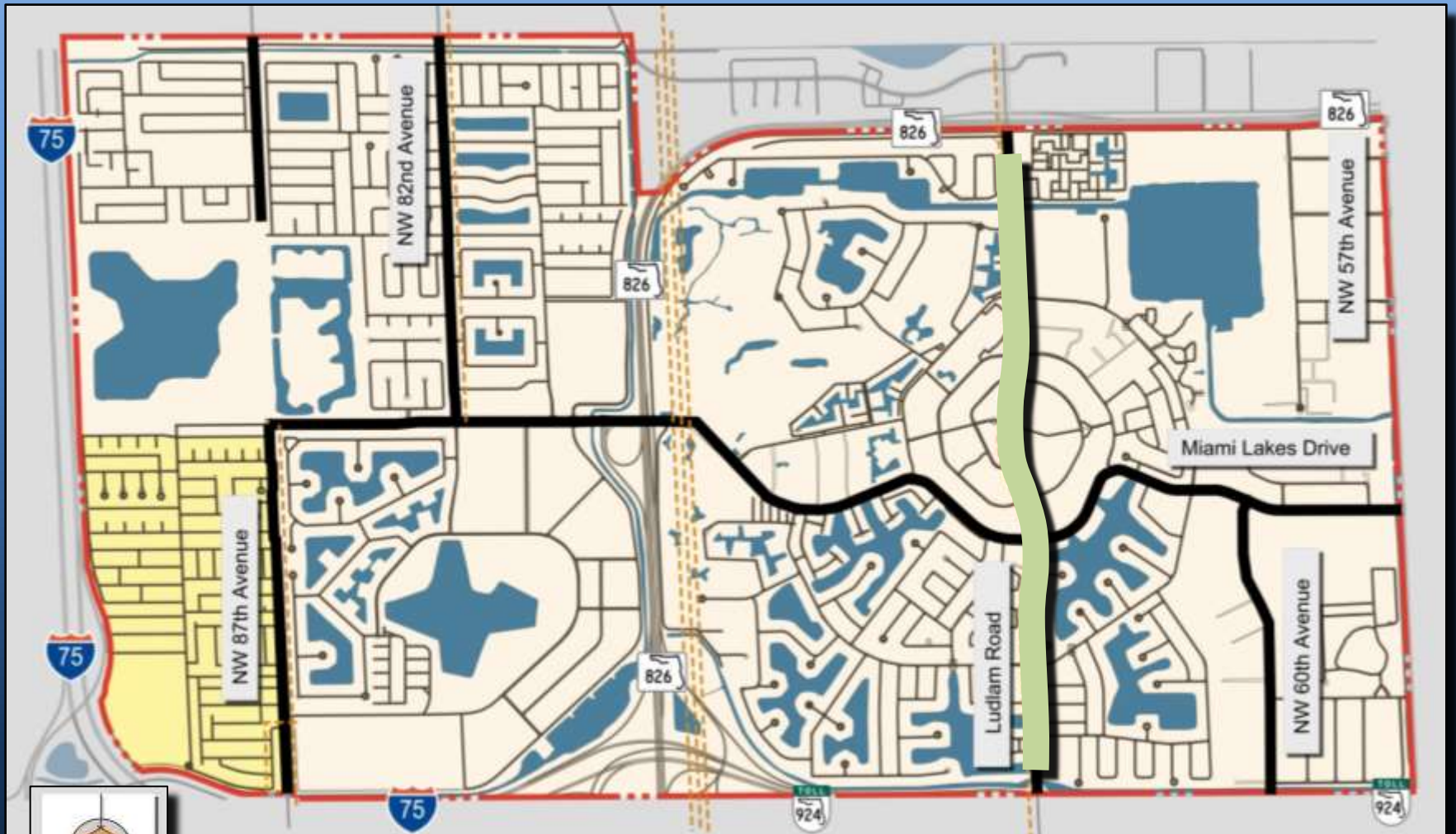
SECTION WITH SILVER BUTTWOODS & OAKS / WITH OVERHEAD UTILITIES

ROADWAY #3 – Ludlam Road with Overhead Utilities



SECTION WITH ALL OAKS / OVERHEAD UTILITIES PLACED UNDERGROUND

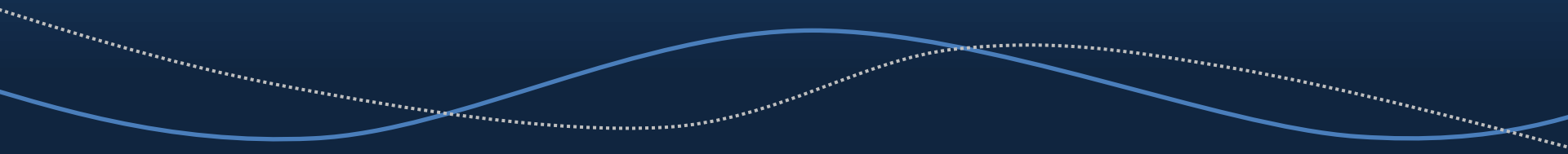
IMPLEMENTATION PLAN – Ludlam Road



 ROADWAY #3 – Ludlam Road with Overhead Utilities



NEIGHBORHOOD ROADS



NEIGHBORHOOD ROADS - Prototype



EXISTING CONDITIONS

NEIGHBORHOOD ROADS – Option A



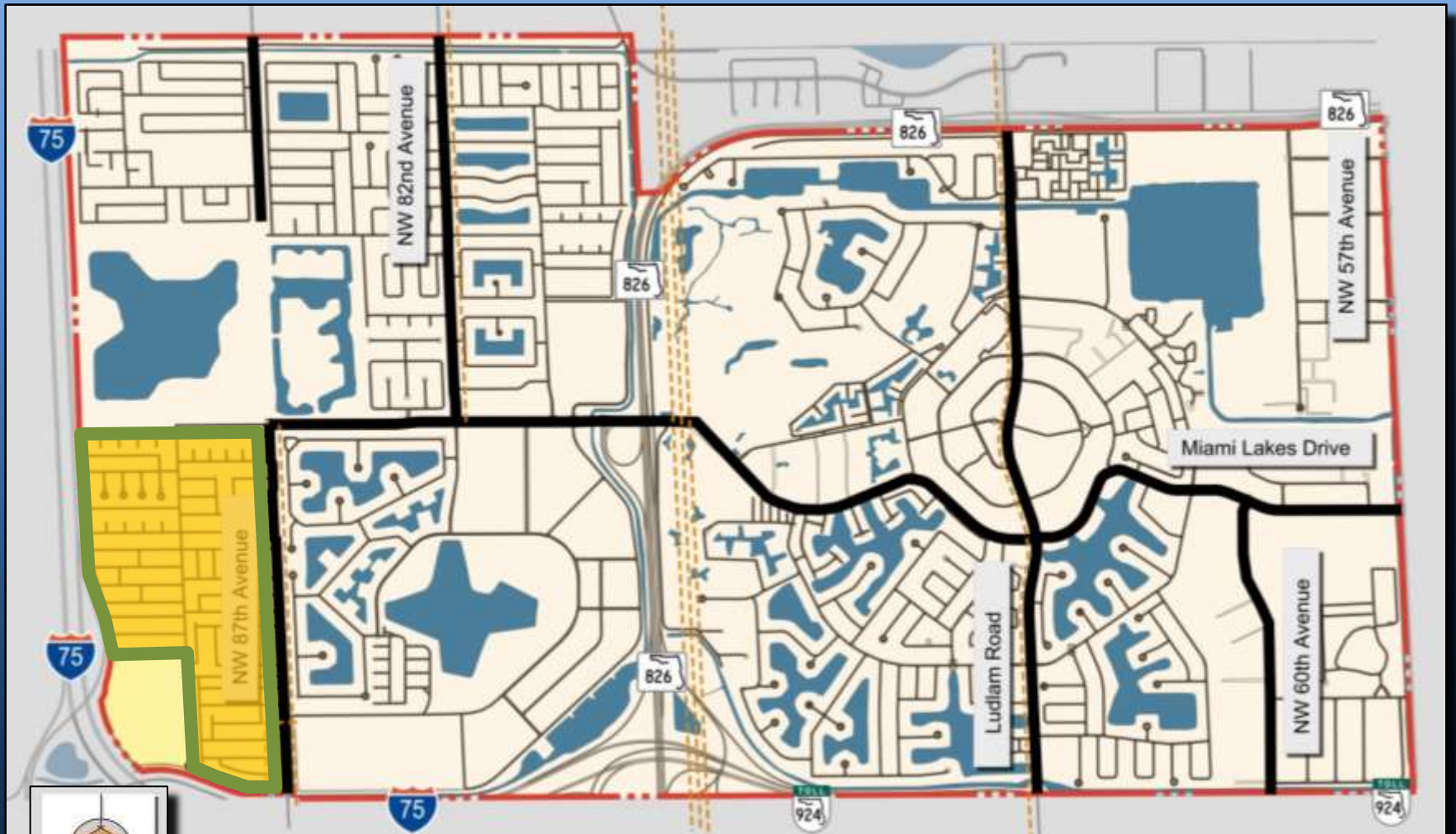
NEIGHBORHOOD ROADWAY WITH GUMBO LIMBOS

NEIGHBORHOOD ROADS – Option B



NEIGHBORHOOD ROADWAY WITH SILVER BUTTONWOODS

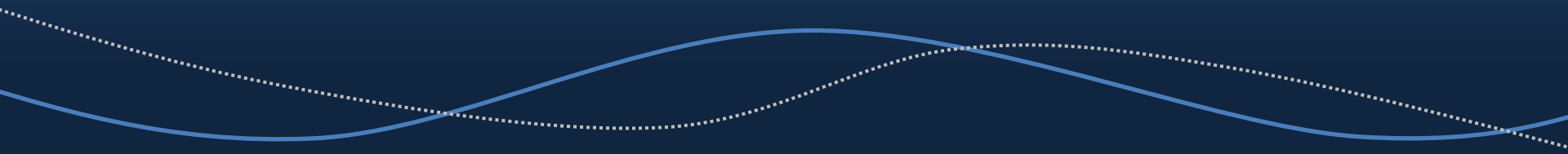
IMPLEMENTATION PLAN – Neighborhood Roads



Neighborhood Roads Improvement Opportunity Areas



CUL-DE-SACS



CUL-DE-SAC – Prototype



EXISTING CONDITIONS

CUL-DE-SAC – Option A



CUL-DE-SAC WITH SABAL PALMS & SHRUBS

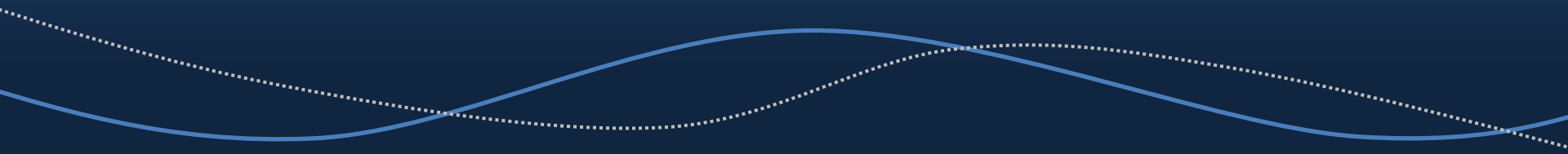
CUL-DE-SAC – Option B



CUL-DE-SAC WITH SILVER BUTTONWOODS AND GROUNDCOVERS



UNDERPASS



UNDERPASS – Miami Lakes Drive and Palmetto EXPWY



EXISTING CONDITIONS

UNDERPASS – Miami Lakes Drive and Palmetto EXPWY



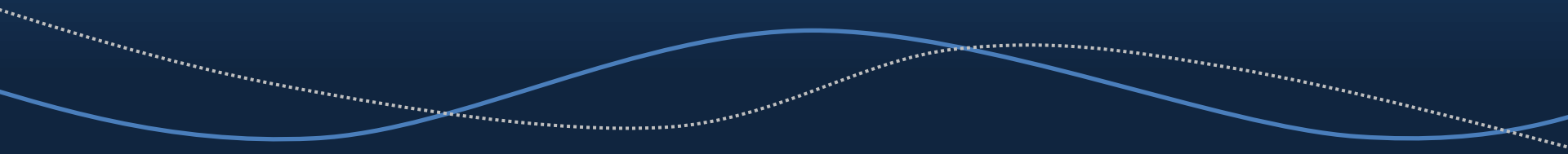
UNDERPASS WITH SHADE TOLERANT SHRUBS AND GROUND COVERS IN MEDIAN

UNDERPASS – Miami Lakes Drive and Palmetto EXPWY



UNDERPASS WITH LANDSCAPING AND PAINTED CONCRETE COLUMNS

PARKS

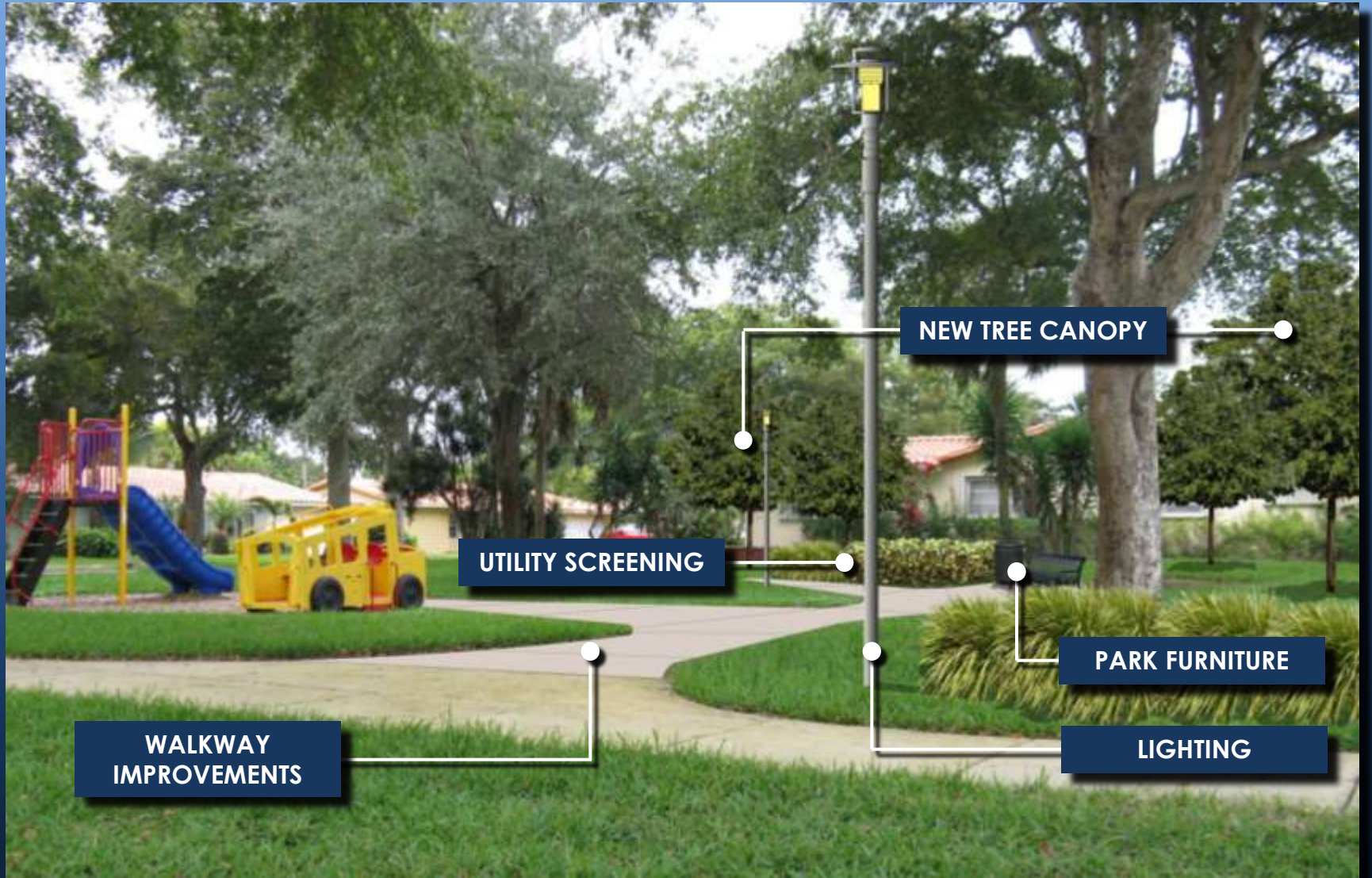


PARKS - Prototype



EXISTING CONDITIONS

PARKS - Prototype



PARK WITH PROPOSED FURNITURE AND BUFFERING IMPROVEMENTS

PARK FURNITURE

The bottom of the page features two decorative wavy lines. The upper line is a solid light blue color, and the lower line is a dotted light blue color. Both lines flow horizontally across the width of the page, with gentle undulations.

PARKS – Site Furniture



EXISTING BENCHES

PARKS – Site Furniture



EXISTING PICNIC TABLES & TRASH RECEPTACLES

PARKS – Site Furniture



COLOR OPTIONS

PROPOSED PICNIC TABLES / TRASH RECEPTACLES / BIKE RACKS / BENCHES



Beautification Master Plan

OCTOBER 15, 2013



Bermello Ajamil & Partners, Inc.



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