



Ines Hegedus-Garcia
2019 Residential President
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Miami Named One of the Best Places to Live

Miami ranks among the 12 best places to live in the United States, according to Outside Magazine.

According to the publication, Miami made the list not because of its beaches but because public officials are connecting hundreds of miles of urban trails, making it possible to explore oceanfront parks, cross Biscayne Bay, and more.

Outside Magazine also cited outdoor activities at places such as Oleta River State Park, the Everglades, Key Biscayne and more.

One key Miami parks development is the Underline, a planned 10-mile-long linear park below the elevated Metrorail tracks. Work began in October 2018.

Later this year, the initial segment of the Ludlam Trail, a long-awaited park and running and cycling trail that will run along an abandoned railway corridor in west Miami-Dade and link up with the Underline.

The combination of these two proposed recreational trails would only add to Miami's significant green space. Miami-Dade County Parks is the third-largest county park system in the U.S., consisting of 260 parks and 12,825 acres of land.

The Ludlam Trail and The Underline could provide an assortment of benefits to the region. They could improve pedestrian and bicyclist safety, create over a hundred acres of open space with restored natural habitats, encourage a healthy lifestyle, provide easily accessible places to exercise, and more. The proposed plans will also increase property values as more users and more commercial investment flows to the area.

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FROM PAGE 3C WINDOWS

Some windows have another layer, often of argon gas, to further increase energy efficiency. "Argon gas blocks heat transfer," Chelius said. Another option is to include a coating that protects against UV rays. "It can help preserve furniture and rugs," Chelius added. But the homeowner should ask about the degree of UV blockage.

DESIGN PRESSURE AND IMPACT RATINGS
Windows have both design pressure and impact ratings.

Design pressure is the amount of pressure per square foot the window will withstand. If high pressure on the outside of a window breaks the glass, wind can get inside the house and may lift the roof. "You can get hurricane windows that will withstand pressure but not impact," Perera said. "But

you're required by code to have impact protection."

Shutters, of course, are an alternative to meet the code requirement.

Windows on the upper floors of a condominium will require higher design pressure ratings than one- or two-story single-family homes, Perera said. "The higher you go up, the higher the pressure requirements."

Impact ratings tell how a window will stand up to flying debris that may become projectiles in a storm. For impact resistance, windows are tested by firing a two-by-four from a cannon at very high speed.

Windows are rated for both small and large flying objects. Single-family homes and condominiums on the first three stories need higher projectile protection because large objects — the neighbor's barbecue, for instance —

are more likely to be blown around at those levels, Perera said. Ratings for smaller missiles may be sufficient for higher floors, where objects in the wind are likely to be smaller.

STYLE

When replacing old-fashioned windows, a homeowner needs to choose one of four basic styles: single-hung, double-hung, horizontal rollers and casements.

A single-hung window has a fixed panel at the top and a bottom panel that can be raised or lowered, Cintron said. "With double-hung windows, both the top and bottom panes move up and down. Horizontal rollers move from side to side." They usually have larger openings and can be preferable in rooms where the window provides code-required egress, he added.

Casement windows swing out like a door.

"They're the most popular," Cintron said.

Single-hung and sliders are similar in cost. Double-

hung usually cost more.

"Casements are the most expensive," Perera said.

Windows with plain glass panes offer a contemporary look. Muntins, strips of wood or metal that form grid patterns on the pane, are more traditional. Years ago, each pane of glass within a muntin was separate. Today, most windows are constructed with single sheets of glass, and the muntins are purely decorative. Either style can be beautiful and add curb appeal.

CHOOSING A COMPANY

Installation is important. Windows are expensive, and if the installation is done incorrectly, their strength may be compromised. When choosing a company, ask for references. How long has the company been in business? Read reviews on social media.

When the job is done, relax and enjoy an addition that can make storm season less worrisome and living quieter and more peaceful all year around.

FROM PAGE 3C COLORS

always unexpected in interior design and adds an exhilarating pop. Derivatives such as copper and rose gold are sophisticated and are said to spark conversation. It is said that orange also brings out your appetite. I'm thinking beautiful oranges, peppers and carrots, the perfect colors for accessories.

YELLOW

Yellow is a color that captures light. It is the color of the sun and

spreads conviviality. In light shades such as ivory, it creates comfortable rooms that are easy to live in. And in brighter tones, it grabs your attention just like a traffic light or a speeding taxicab. It is an expressive color synonymous with joy.

GREEN

Green has always been the soothing color of nature. It is a color that is soft on the eyes, so it is often used in classrooms and is perfect for offices. Greens can be as vivid as the rolling hills of Ireland to more earthy and dusty renditions such as olive and silvery

sage.

BLUE

Blue soothes and gives a sense of well-being. Depending on the shade, it can decrease stress and induce a sense of peace and tranquility. Light shades of blue evoke the sky, and deeper shades of blue remind one of the oceans. I find that most shades of blue are perfect for bedrooms.

VIOLET

Violet is a royal color more commonly known as purple. It is a color synonymous with luxury and wealth, an eye-catching

color that can look both feminine and masculine depending on how one pairs it. In light shades such as lilac and lavender, violet can be at home in almost any room, including children's nurseries. In deep shades such as indigo, it is a striking and masculine color that looks its best when paired with whites, grays and silvers.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach. His website is www.josephpubillones.com.

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