

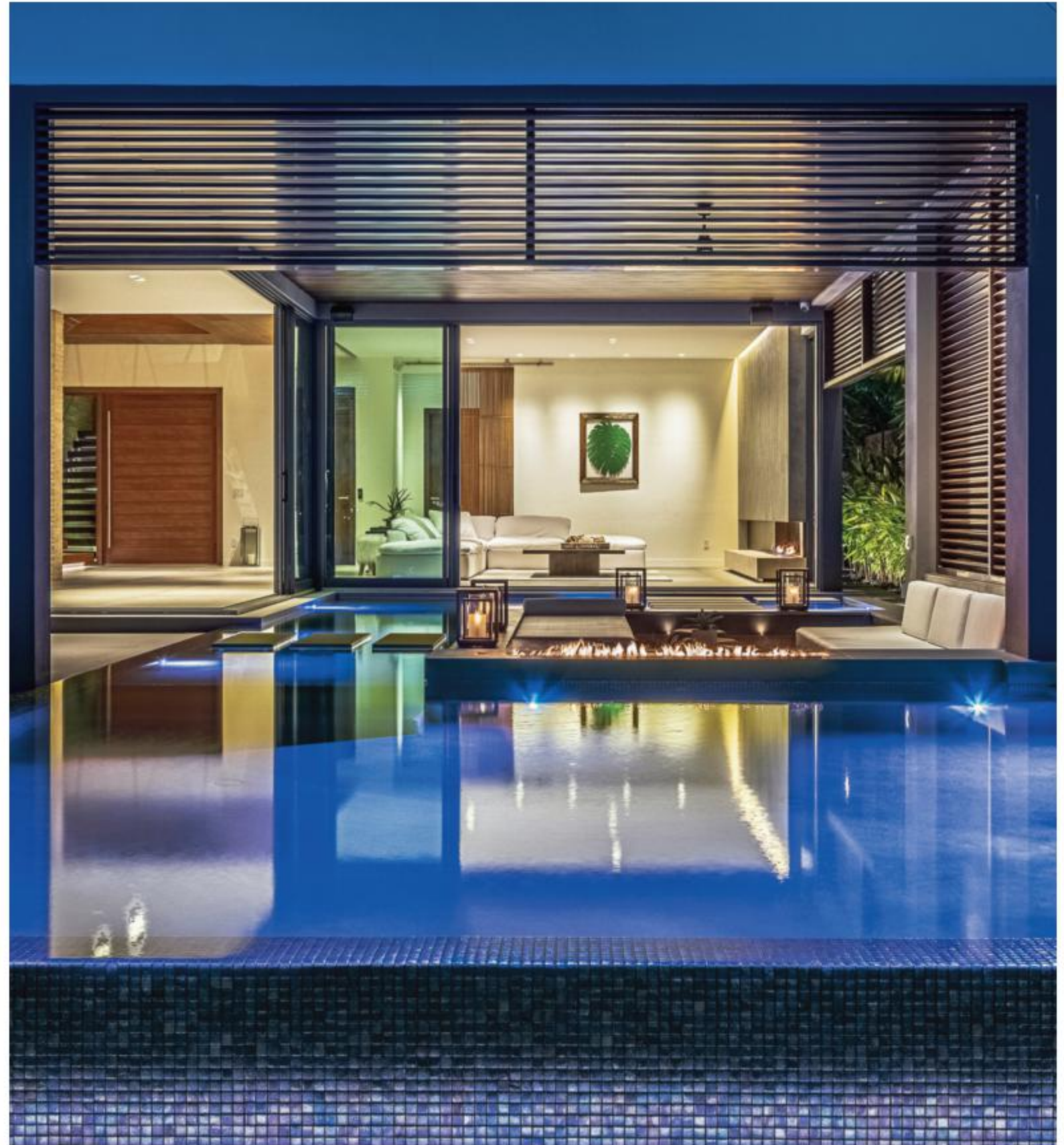
ISLAND

THE JOURNAL OF LAUDERDALE LIVING



MARCH 2021





DOUBLE P

CONSTRUCTION INC. CGC061567

- CUSTOM BUILDERS
- SITE SELECTION & DEVELOPMENT
- PRE-CONSTRUCTION DESIGN & CONSTRUCTION ANALYSIS
- CONSTRUCTION MANAGEMENT

2701 East Oakland Park Blvd, Suite C, Fort Lauderdale, FL 33306

Tel: (954) 779-7525 • Fax: (954) 779-7526

www.doublepconstruction.com



ISLAND

IN THIS ISSUE:



12 ARCHITECTURE + DESIGN

Site + Climate

Our cover story takes a closer look at two homes, two architects, and two careful, studied and exhilarating ways of approaching our subtropical climate.

LIVING WITH ART 18

Mies's Pieces

Many think this minimalist daybed was designed by the master of Modernism for his infamous Barcelona Pavilion in 1929... They'd be wrong.



23 RENOVATION + DESIGN

The Balancing Act

This Coral Point home, though in need of TLC, had it all. Pool, dock, location... Best of all it had soaring space. It just needed an owner with a keen sense of style.

FIRST IMPRESSION 41

A Perfect 10

When the Aquatic Complex on Fort Lauderdale Beach needed a redo in the 1980s, they turned to Arquitectonica for help. Guess who's at it again in 2021?



49 WATERFRONT LIVING

Harbor Beach

Composed of a curved stretch of land along Seabreeze Boulevard as well as six sumptuous islands, homes in this little enclave can be yours... at a price.

ON THE COVER STRANG Design PHOTO Claudio Manzoni



HermanMiller

Eames® Lounge Chair and Ottoman
Designed by Charles and Ray Eames
for Herman Miller®

Tuxedo Sofa Collection
Designed by BassamFellows for Geiger®



1900 E. Sunrise Boulevard
Fort Lauderdale 33304
954.835.5923 paradoxhomestudio.com

Opportunity Knocks...

AS SOUTH FLORIDA GROWS, the way we look at local zoning needs to change. More and more people are choosing to pack it in up north and move to a peninsula that was built out for the drive-to-everything, 1950s lifestyle. If our cities meet the challenges of growth in a thoughtful way, our quality of life could be improved immensely. Take for example, Wilton Manors, and you'll see what we mean. The draw of this little city is multifold. Encircled by and woven through with picturesque waterways, it is a mix of single-family neighborhoods, multifamily condominiums, townhouses and rental apartments. It is nothing if not diverse. Its spine of Wilton Drive is walkable to thousands of residents, making this an ideal little city. So what's missing?

Over the years, Wilton Manors, built in the auto-centric '50s and '60s, has paid little attention, until recently, to its "spine"... a collection of commercial structures along Wilton Drive. This line-up of shops, restaurants, medical offices, law offices, real estate firms and nightclubs is the beating heart of the city. Nevertheless, it is still stuck with low-density, restricted zoning. While perfect for the 1950s when the city had a population hovering around 5,000, it's not so great for today.

One solution is to take a page from the "New Urbanism" playbook, a development approach that insists on a human scale, while bringing needed density to help businesses *thrive*. It creates a desirable neighborhood where pedestrians *want* to be and where the car can — more often than not — can stay in the garage. Adding more mixed-use structures with living units above and businesses below would have positive economic and quality-of-life impacts. If City Hall thinks creatively with say, bonus square footage for developers who add workforce-rate housing to their mix of market-rate rentals or condos, all the better. The era of telecommuting, and walking downstairs to the local sushi bar or ice cream shop has taken hold. Everything you need within a five minute walk. *That's* what people want today. It's time our built environment reflected this need.

As Wilton Manors is deciding soon whether or not to upzone Wilton Drive, the potential for mixed-use development of a proper density is — *at last* — on the table. Acknowledging this, *ISLAND*, with the help of a few generous sponsors, has challenged five architectural teams to participate in a design charrette to explore what the spine of this diverse little city wants to be now. **Reimagining The City | Wilton Drive** will be a bold, thought-provoking idea generator presented in a special, 16-page section in our April issue. For a little more detail, and to see who our sponsors are, turn to page 44.

John T. O'Connor
Editor-in-Chief

Top to Bottom: Plaza and offices at Island City Lofts, outdoor art by Craig Gray, al fresco dining at Tulio, window shopping at Belle Isle.



LIGHT THE NIGHT

MARCH 1-7 Spectacular 3D Video Displays
Lighting Up Downtown Fort Lauderdale



For locations and details visit [ArtsCalendar.com/LighttheNight](https://www.ArtsCalendar.com/LighttheNight)

Free and open to the public with social distancing maintained

Light The Night is presented by Broward Cultural Division

#LightTheNightBroward

'Cause this is thriller, thriller night... There ain't no second chance against the thing with the forty eyes, girl

Florida Everglades Wildlife Encounter

This exciting airboat ride is a great way to experience the unique subtropical ecosystem of the Everglades. Skim across the grassy water at speeds up to 40 miles per hour while looking for wildlife like alligators, fish, turtles, and wading birds.

The Park is operating at limited capacity and Airboats will be loaded to every other row to promote social distancing. Tickets are limited.

For more information go to evergladestours.com



BRISKET GRILLED CHEESE HEAVEN



Park & Ocean, spectacularly located in Fort Lauderdale's Birch State Park, this open-air restaurant & garden sits amid a shady grove on the southeast side of Birch Park along A1A, and features oceanfront seating and views. A Caribbean & Southern influenced menu offers an eclectic mix of "farm to table" items. Park along A1A, or in the park itself for \$6.

park&ocean.com

Alright class, let us begin the 'Om'



60+ minutes **Hatha Yoga** flow including postures, breathing, meditation & cool musical beats in the pure healing vibes of Nature. (teacher will demonstrate & give clear directions with posture modifications for all levels & newbies) This \$10 class is a casual & inviting environment where every color, shape and size is welcome! Bring a mat or towel, sunglasses, sunblock, water & your friends! This is a pre-paid only event.

For to book your spot go to beachyogafit.com

ROWING ROOMBAS

Paddle with a Purpose has a laudable goal to get everyone involved, from companies to tourists and most importantly, members of our local community. They host recurring events, floating on Fort Lauderdale's waterways with the goal of making them cleaner. In their first year, Paddle with a Purpose collected 4 tons of trash from Fort Lauderdale / Broward County waterways. Build your strength, help clean the planet... and have fun doing it. Next event is Saturday, March 20.

Sign up for events and learn more online at paddlepurpose.org



NATURAL WOMAN: A NIGHT OF SOUL



Kudos to **The Broward Center**, as they bring us **Sheléa**, whose amazing voice has been heard from the White House to Carnegie Hall. How, you ask is this possible during the pandemic? The answer is **Backlot Live**, a new, outdoor stage under the stars that allows for social distancing, and makes everything more fun with wine and food packages for select tables.

So book your place for one of two **March 20th** concerts and get ready to hear the smooth, flawless vocals of Sheléa as she sings a wide spectrum of hits from Aretha to Adele.

For tickets and info: browardcenter.org

SUP PUP Paddleboard Tours, the first black woman-owned paddleboard tours and rentals company in the U.S. is proud to offer paddleboard tours, even paddleboard yoga! We recommend the **Mr. Beaches Las Olas Tour**, a 1.5 hour venture guided by Natasha and her paddleboarding pooch. It starts with a lesson on safety and paddling basics, then tours the canals off Las Olas Boulevard. \$42 weekdays, \$50 weekends.

For more information go to suppupftl.com





FIELDAGENCY ARCHITECTURE

FieldAgency Architecture specializes in a holistic design approach that is human-focused, culturally-relevant, and mindful of the project's natural environment. Our expertise includes single-family homes and renovations, multi-family properties, and commercial projects.



[FIELDAGENCYARCHITECTURE.COM](https://www.fieldagencyarchitecture.com)

(954) 361-3621

1650 NE 26th Street, Suite 208, Wilton Manors, FL
33305

Mindful Imagination



Love to Entertain?

Whether you are entertaining at home, attending an al fresco BBQ or planning a special dinner, our fresh catch, local stone crabs, smoked fish dips and custom party platters will be sure to delight you and your guests.

Text **FISH** to **63566** to receive messages with fresh catch updates, market specials and daily entrees.



**3020 N FEDERAL HIGHWAY
FORT LAUDERDALE**

Just south of Oakland Park Boulevard,
on the east side of Federal at Plaza 3000
seasaltfishmarket.com

954.990.4726





Interior furnishings throughout the Mola Residence are from DKOR Interiors. For the outdoor living areas, their driftwood tones and woven materials work in tandem with Strang's design.

Site + Climate

How two masterful architects approach South Florida living.

text John T. O'Connor

WHILE SOUTH FLORIDA IS IN THE MIDDLE of yet another building boom of single-family residences, it is difficult to find an architect who understands how to design a structure with a real bond to its environment. To find one that is not only keenly aware of surroundings and climatic conditions on any project, but respects them. The very essence of great architecture comes from understanding these things and letting them express themselves, to paraphrase architect Louis Kahn, letting a building be “what it wants to be.” How lucky we are then, in this issue, to have found two. One is architect Marcio Kogan, principal of Studio MK27, based in Sao Paulo, Brazil, who completed *Canal House* in Miami Beach. The other is Florida’s own Max Strang, of STRANG Design with offices in Miami, Fort Lauderdale and Sarasota. His office recently completed the *Mola Residence* on one of the finger isles off Las Olas Boulevard.


The two are in very different settings. While Studio MK27’s Miami Beach house looks east over Indian Creek towards the Eden Roc and Fontainebleau, STRANG Design’s *Mola Residence* in Fort Lauderdale is on the point lot of one of two isles originally marketed as “Venice” in the early 1920s.

While glamorous, high-rise hotels now sit east of the Canal House, the island neighborhoods in Fort Lauderdale have remained exclusively single-family... but in a manner unique to South Florida. As early as 1922, ads for lots on Venice proclaimed, “*Venice is distinctly different. Every lot has both avenue and canal frontage — your car parked at one door, your yacht moored at another.*”

What both the Studio MK27 and STRANG Design projects have in common is that they were both conjured up and built as replacements for earlier structures. Florida’s odd, *Etch A Sketch*-like, tear-down tradition, strange as it might seem, sometimes makes sense.

What both the Studio MK27 and STRANG Design projects have in common is that they were both conjured up and built as replacements for earlier structures. Florida’s odd, *Etch A Sketch*-like, tear-down tradition, strange as it might seem, sometimes makes sense. Sometimes older homes made little effort to truly relate to their site... not to mention the often delightful yet sometimes treacherous climate that makes South Florida, well... South Florida.





Much of STRANG Design's Mola Residence is lifted up a full floor, making space for weather-protected indoor/outdoor living, dining and kitchen overlooking the river.

Strang's Mola Residence, while entirely contemporary, takes cues from the best of South Florida's Mid-Century Modern era geniuses, like Alfred Browning Parker. Parker, who was responsible for a number of exquisite homes built in the 1950s and '60s, was far ahead of the pack. His Bal Harbour Club, built in 1952 lifted the entire clubhouse up one level, surrounding it with deep, raised terraces and a roof that projected out from the structure a good eight feet. With this out-of-the-box thinking and the addition of floor-to-ceiling Persiana doors, Parker created a breezy pavilion that celebrated life as it could only be in Florida... not Illinois, not Connecticut. He also created a structure that was flood and

Strang's Mola Residence, takes cues from the best of South Florida's Mid-Century Modern era geniuses, like Alfred Browning Parker, expanding on their out-of-the-box thinking.

hurricane resistant. So it's no wonder Strang and his team looked towards that building as well as others by Florida's Modernist pioneers like Gene Leedy and Paul Rudolph as a jumping off point.

The Mola Residence, as well as its moat-like pool, bend gently to take in the views down the New River. Stretched lengthwise and dramatically lifted up one level, its west end cantilevered dramatically. Water slips through stepping stones over the pool, which lead to the New River, just beyond. A good portion of the space created by lifting the structure up a level becomes a breezy, shaded outdoor living room, dining room and kitchen. The main living space, above, is wide open, its outer edges lined with what Strang refers to as vertical "fins." These fins, interspersed along the outside edge of the house do double duty, acting as both *brise-soleil*-style sun-shading devices, while offering occupants a modicum of privacy at the same time. These details work together to create a space which makes it abundantly clear: Strang intends *all* of this to be





lived in... creating a home where interior space and exterior are of equal importance.

STUDIO MK27, HEADED UP BY Marcio Kogan and located in Sao Paulo, Brazil, is an award-winning firm

Kogan and Reis's Canal House honors nature while emphasizing the home's elongated lot with a meandering, 100-foot long, teak-lined bridge, which snakes its way over a lagoon.

that goes out of its way to create homes which — though absolutely minimalist — are rich in materials and exacting in detail. Known for their work in places like Brazil, Peru and Spain, MK27's Kogan, along with Lair Reis, recently completed Canal House, a home that can best be described as a tranquil, transformative experience here in South Florida.

This house, though opening onto Indian Creek in Miami Beach, shares some details with many of MK27's South American designs, particularly calling to mind a collaborative design with Suzana Glogowski for a residence that opens directly onto a serene beach in Paraty, Brazil. Both employ a deep, shadowbox design, perfect for keeping the interior shaded, while keeping the views of nature unobstructed. Both appear to hover over the ground, but their extreme, horizontal nature nevertheless marries them to the ground. And while both present a natural elegance with raw concrete and make extensive use of screening to mitigate the effects of direct sun, it's surprisingly the Miami Beach home that goes even further.

With their exceptional design, Kogan and Reis's Canal House honors nature while emphasizing the

Kogan, a huge fan of Erwin Hauer's mid-century breeze block, chose a replica to cut down afternoon sun on the home's west facade.

home's elongated lot with a meandering, 100-foot long, teak-lined bridge, which snakes its way over a lagoon. To walk over



Its entertaining spaces wrapped in warm woods, the interiors of Studio MK27's Canal House were furnished by Artefacto and Jader Almeida.

this bridge, seeing the water and natural foliage below, while feeling the caress of the sea breeze, is to erase the bustle of densely populated Miami Beach. The entire home is an exactingly designed progression of spaces from the bridge, past the screen block wall, then through the home's

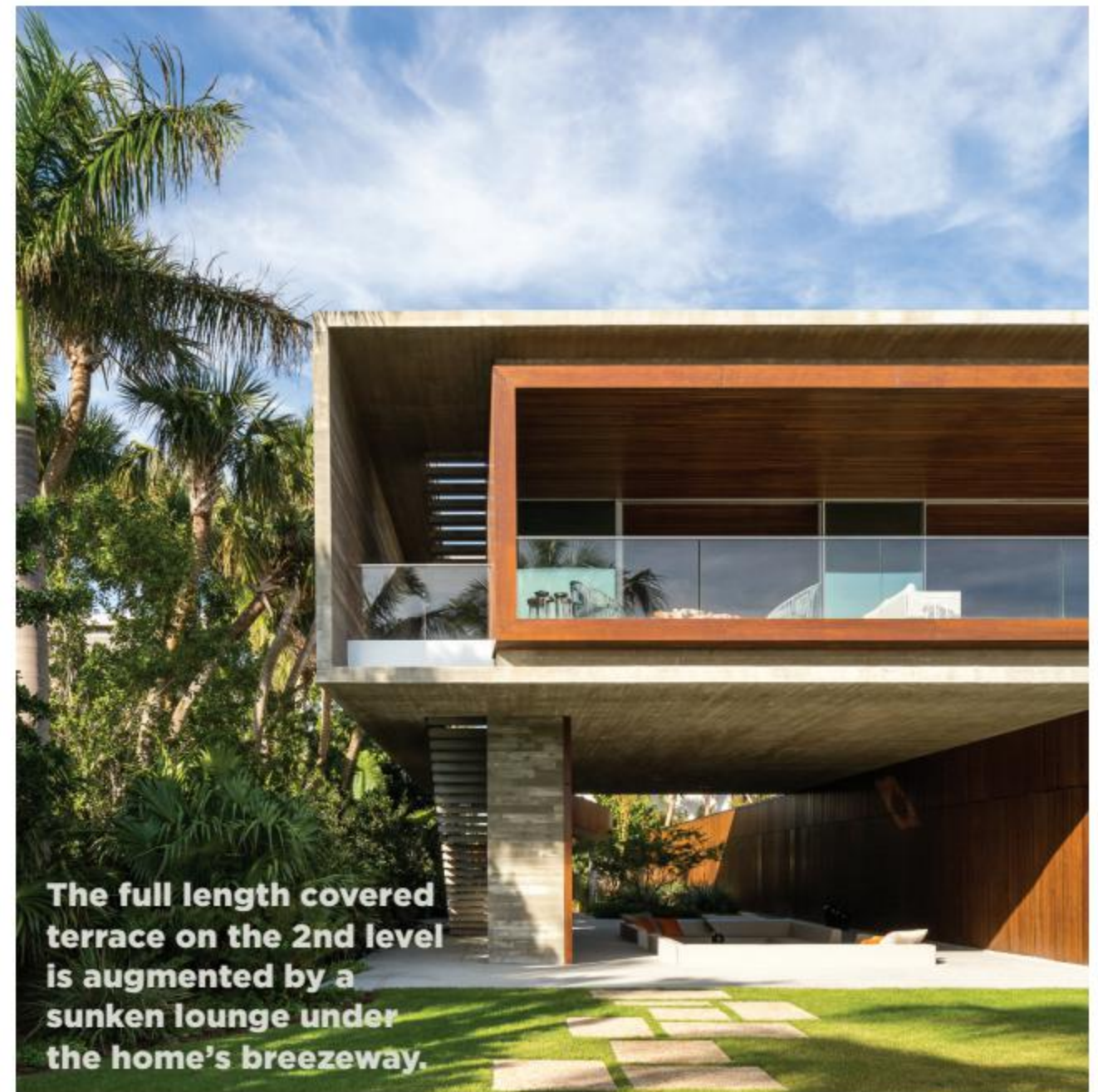
Furnishings chosen for the home came from two sources with the same vibe. Pared down yet finished in superb materials, pieces from Brazilian designer Jader Almeida were mixed with others from Artefacto in Coral Gables.

warm, wood-lined entertaining areas. Eventually you descend to the pool and waterway beyond in a well-planned walk that is pretty much guaranteed to lower one's blood pressure.

While the exterior of the house features an outer shell of steel-reinforced concrete, purposefully left in a very raw state, that shadow box is inset by another that runs the full length of the house, finished with a glass rail. Warm wood sheathes this inner box, creating a deep terrace for outdoor life. That wood detailing continues right through a glass wall into the living and dining spaces.

The home can be entirely opened to the sea air through a series of stacking sliders, but the interior stays protected as the terrace is so deep. Furnishings chosen for the home came from two sources with the same vibe. Pared down yet finished in superb materials, pieces from Brazilian designer Jader Almeida were mixed with others from Artefacto. These pieces never overwhelm or go too far, but work in tandem to underscore the relaxed nature of the house itself.

In the end, both Studio MK27 and STRANG Architecture have created exquisite examples of an environmental Modernism tailored to this particular, sub-tropical environment. The regional variant they've created both understands and celebrates its location. This is not *Etch A Sketch* architecture — in fashion today but outmoded tomorrow. What Studio MK27 and STRANG Design have created is timeless... in the truest sense of the word.



The full length covered terrace on the 2nd level is augmented by a sunken lounge under the home's breezeway.



Rattan-backed chairs by Jader Almeida, their lightness & curves reflect the unfussy nature of the home's interior.

Manhattan Modern by Mies

A classic daybed designed for Barcelona... or Midtown Manhattan?

text Hilary Lewis

IN 1930, PHILIP JOHNSON began his first job following his college years at Harvard. He moved to Manhattan to become the inaugural curator of architecture and design at the newly-founded Museum of Modern Art in New York. At age 24, what else would

Many of Mies's designs were only known by those who had traveled to Germany or perhaps to Barcelona where Mies's German Pavilion for the 1929 World's Fair had become an essential symbol of Northern European modernism.

you do but rent an apartment in Midtown and hire none other than Bauhaus master Ludwig Mies van der Rohe to design your apartment? In doing so, Johnson acquired works that are classics of modernism, which he lived with for the rest of his long

life, most of which are currently on display in his famed Glass House in New Canaan, Connecticut.

While most of the furnishings for Johnson's apartment in Manhattan's East 50s were designs that had already been developed by Mies's studio as part of Mies's collaboration with the very talented Lilly Reich for other architectural

projects, from the Barcelona Chairs of 1929 to the Brno Chairs of 1929-30, not every piece was a reproduction of an existing design. One in particular was a custom piece for the Johnson commission that would later join the ranks of these other classics of modern decor.

Of course, all of these pieces today seem obvious as masterworks of modern design, but they were contemporary, not yet classic, designs of that time. Most were only known by those who had traveled to Germany or perhaps to Barcelona where Mies's German Pavilion for the 1929 World's Fair had become an essential symbol of Northern European modernism. The eponymous Barcelona Chairs graced the Pavilion's interior with matching ottomans, placed there to host the King and Queen of Spain for an official visit.

What was not on display in the 1929 Pavilion was what Knoll, who owns the license to Mies's furniture today, refers to as the Barcelona Couch. That minimalist piece is actually a daybed and was first designed not for Barcelona



This modern daybed is part of the *Barcelona* collection of furniture by Bauhaus master Mies van der Rohe, but its heritage differs from its sibling, the famed *Barcelona Chair*.

but for Johnson's apartment of 1930. The original today remains in The Glass House and is the prototype for the work we have all now seen in museums, offices, homes and showrooms—but just not in the 1929 Barcelona Pavilion. Mies and Reich had experimented with the concept of a daybed in 1930, creating one with what became the signature

cylindrical pillow for Johnson in New York and another without for a client in Berlin that same year.

So neither heralding from Barcelona nor really a couch, the daybed is nonetheless one of the most elegant and modern works on which you can most certainly recline and contemplate

both the history and legacy of modern design. The question is, if you were to commission new furniture in 2030, what would that look like and would we still be coveting it over 90 years hence?

Hilary Lewis is the Chief Curator and Creative Director at The Glass House in NewCanaan, Connecticut.



Victoria Park | 927 N Victoria Park Road | 3BR/2.5BA
Den | Gated Village Style Neighborhood | Family Room
Primary BR w/Lounge | 2-CG | Wrap Around Terrace
Contemporary Finishes | \$775,000



Sunrise Key | 616 3 Key Drive | Gated Waterfront Enclave
100' Deepwater | Dock | 5BR/7.5BA | 5,853 SF
Captain's Quarters | Billiard Room | Study | Family Room
2-CG | Pool | Generator | \$3,995,000



Colee Hammock | 1529 SE 2 Court | New Construction
5BR/4.5BA | 3,795 SF | Modern Finishes | Ceiling to Floor Windows
Ground FL BR/BA | Covered Porches | Pool | 2-CG
Steps to Las Olas | \$1,995,000



Coral Ridge | 2724 NE 29 Court | Under Construction
4BR/3.5BA | Den | 2-CG | 2-Covered Terraces | 2-CG
Walls of Windows/Sliding Doors
Modern Finishes | \$1,975,000



TIMSINGER.COM

Tim Singer
SOUTH FLORIDA



COLDWELL BANKER
REALTY

A LEADING FORT LAUDERDALE LUXURY BROKER SINCE 1987 T 954.463.1373 | C 954.292.8900 | tim@timsinger.com



© 2021 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC.



BALANCING ACT: MAKING THE MOST OF VOLUMETRIC SPACE

text John T. O'Connor

photos Myro Rosky

For New York transplant, Steven Charlton, the search to find just the right home was everything. He was clear in his mind what he was looking for, and had a firm handle on what made financial sense. He wanted to enjoy life on the water, and definitely wanted a small boat — nothing bigger than a Runabout really — so east Wilton Manors neighborhoods made sense to explore. He wanted to entertain as well, so a good pool, a grill

Ingo Maurer's Zettel/z 5 chandelier hangs at the center of the 2-story living room looking towards the pool and canal beyond.



area and an abundance of tropical landscaping were all in the picture he was creating. But most of all he was looking for something with volumetric space and lots of glass. Mark Williams, his sales agent from Castelli

Charlton worked to emphasize the property's flow, from the street to the canal, creating a courtyard enveloped by tropical plantings.

Real Estate, understood. "The minute I saw it, I knew this was going to be the one," Williams told us. "I knew he'd love the volumetric space and the expanses of glass."

As Charlton puts it, he was "looking for a vertical house in a horizontal town." Through Williams' constant searching, low and behold, this rarity revealed itself. A little scruffy... a little neglected... and ripe for renovation.

As much of east Wilton Manors was developed from the mid-1950's through the mid-1970s most homes tended to be very horizontal, with ceiling heights of eight feet. To find a home that strayed from that formula was a rarity. Charlton, who spent decades in a field where aesthetics are everything, attacked the home's renovation with passion. He loved that — because the home was two full stories — it took up much less of

Replacing an unused porch with floor-to-ceiling glass allowed the façade along the canal to glow like a vitrine for fine art. Eaves were extended outwards around the entire structure, visually grounding the home to its site.







the lot's square footage. This made the garden space much more generous and allowed it to wrap the house. On the exterior, Charlton worked to emphasize the flow of this space, from the street to the canal, creating a courtyard, enveloped by tropical plantings. He paved the pool area with silver travertine and emphasized the area's mid-century roots with new V-shaped *piloti* for the roof that shelters the front entrance.

The house has an interior that relies on black and white to contrast its tropical surroundings, letting a few select pieces set the mood.

For the renovation, which included new baths, new floors, electrical, plumbing, window and door replacement and more, Charlton brought on both Highend International Construction and Field Agency Architecture. The latter of these two refers to this as the "Peelback" house. According to Pedro Rojas, an architect who worked on the project, "We realized that this house was in need of some very surgical interventions. This meant peeling-back the layers and returning the home to its simplest form. With this awareness, the understanding of the site's unique properties, and with design input from the owner, we were able to make some very simple

Left: A Della Robbia sectional rests on a graphic rug from the Phillips Collection, while a Frank Stella hanging on the wall leads to the dining room. Right: V-shaped piloti support the roof over the entry.



Top: Carpeting in the master bedroom is *Mod Café* from Flor. The Double Wide chaise is a custom order from Judith Norman. The S-shaped chair is a vintage piece by Danish designer Verner Panton.

moves that complemented the space and existing structure.” One of the most important design changes, according to the owner, was to rework the cramped master bedroom. “The master suite was small with a useless outdoor deck,” Charlton told us. “Once we had it enclosed with floor to ceiling glass, it became a bright but tranquil sitting space perched up at the level of the treetops.”

With the exterior’s new overhangs complete and the entire structure resurfaced with stucco, the home was ready to be furnished. Charlton devised a neutral interior of mostly black and white, to contrast with the tropical surroundings enjoyed through huge glass windows in almost every room. A few pieces set the mood for the home, including one of German designer Ingo Maurer’s best known light fixtures, the *Zettel’z 5*, which was designed with blank sheets of thin, Japanese paper meant to be written or drawn on by its owners.

It’s that thoughtful placement of just a few meaningful pieces that makes this Coral Point home the happy spot it is for Charlton and his Standard Poodle, Pablo. But it’s the home’s connection to nature, underscored by some terrific ideas brought to fruition in a meticulous renovation, that make this home for a New York transplant truly exceptional.





HIGHEND

International Construction

**Coral Ridge gut renovation and addition. Glavovic Studio, architects.
Photographed for *Tropic* magazine by Myro Rosky.
Highend International Construction, general contractors.**



**General home remodeling/additions • Custom closets and kitchens • Impact windows and door replacements
Granite and stone slab sales and fabrication • Plumbing and electrical upgrades • Project management**

HIGHEND

International Construction

3040 NW 25th Avenue, Pompano Beach

HighEndConstruction.org • Office: 954.366.1802 • Mobile: 561.239.9193 • Email:highendconstruction1@gmail.com

NATURAL SELECTION

SINCE THE FIRST, MACHINE PRINTED wallpaper made its debut in France in 1785, its imagery has run the gamut from heraldic patterns of the mid-19th century to supergraphics of the early 1970s. But no matter how far out on a limb its designers seemed to reach for inspiration, they always return, or so it seems, to the comforts of nature.

In this issue, *ISLAND* has selected just a few wallpapers from around the globe that we think might work well — when installed judiciously, of course — here in South Florida. Need to jumpstart a space in your home? Then use this as a jumping off point... if you dare.





PAGE 29: We discovered the whimsical patterns of **Missprint** a few years back at the London Design Festival. Shown here: *Little Trees* in a color they've named kernal. Order online and they will ship to the United States. missprint.co.uk

PAGE 30 CLOCKWISE FROM TOP LEFT: Often looking like they were born from etchings found in a 19th century entomology textbook, many of the patterns from **Abnormals Anonamous** draw from wildlife, then make it shine. You can order online easily at abnormalsanonamous.com *Jungle Palm* from **Missprint** offers a stylized banana leaf pattern in 32' long rolls. missprint.co.uk Also from **Missprint**, a pattern known as *Guatemala After Dark* was derived from reverse-printed Monstera leaves and comes in six colorways.

PAGE 31 CLOCKWISE FROM TOP LEFT: You'd might think a company named **Mind The Gap** would have to be based in London, but you'd be wrong. Located in Romania, this design and supply company nonetheless offers up a terrific, whimsical collection of wallcoverings including the pattern *Exotic Fishes* in a handful of colorways. You can order through **Wallpaper Store Miami** at 2347 Biscayne Boulevard in Miami. Phone 786.703.6657. mindthegap.com A Japanese-influenced wallcovering from **All Modern** flips an ancient ocean wave pattern, making it undeniably contemporary and naming it *Decowave*. Purchase through allmodern.com Printed on grasscloth, *Mr. Blow* from **Abnormals Anonamous** adds a bit of tongue-in-cheek humor. Order at abnormalsanonamous.com

SANCTUARY

H O M E & G I F T



“MOST SERENE, BEAUTIFUL & UNIQUE
FURNITURE STORE IN TOWN.”

515 N ANDREWS AVE, FORT LAUDERDALE
Flagler Village, Downtown
954 947 1572



SANCTUARYHOMEANDGIFT.COM
Open Tue - Saturday 10-6
Sunday & Monday by appointment only

Distinctive Homes

PRESENTED BY JOE & JIM

ONE | Sotheby's
INTERNATIONAL REALTY



1524 Bayview Drive | Fort Lauderdale

\$1,349,000 | 4 BEDS | 3.5 BATHS | 2,752SF | EXPLORE » [1524BAYVIEWDR.COM](https://www.1524bayviewdr.com)

80FT ON THE WATER - NO FIXED BRIDGES | 12,000+ SF LOT | AMAZING OPPORTUNITY



715 Bayshore Drive #603 | Fort Lauderdale

\$1,149,000 | 3 BEDS | 3.5 BATHS | 2,680SF | EXPLORE » [LARIVE603.COM](https://www.larive603.com)

NEWER CONTEMPORARY BOUTIQUE BUILDING | HIGH-END FINISHES | BEAUTIFUL VIEWS



2303 NE 35th Drive | Fort Lauderdale

\$839,900 | 3 BEDS | 2.5 BATHS | 2,357SF | EXPLORE » [2303NE35DRIVE.COM](https://www.2303ne35drive.com)

BEAUTIFULLY UPDATED POOL HOME | FAMILY ROOM | 2-CAR GARAGE



633 N Victoria Park Road | Fort Lauderdale

LISTED PRICE OF \$2,395,000 | 6 BEDS | 5.5 BATHS | 4,990SF

NEWER HIGH-END GATED ESTATE | 11,000SF LOT | LARGE HEATED POOL



JOE ANDO



JIM CUNNINGHAM

CALL US TO GET AN IN-HOME PRICE ANALYSIS

ESTATE AGENTS | 954.839.8800

JANDO@ONESOTHEBYSREALTY.COM

JCUNNINGHAM@ONESOTHEBYSREALTY.COM

401 E LAS OLAS BOULEVARD, SUITE 100
FORT LAUDERDALE, FL 33301

VISIT US ONLINE AT: [JOE-JIM.COM](https://www.joe-jim.com)

Fort Lauderdale's Forgotten Asset: Architect Don Singer's Minimalist Masterpiece on Lake Melva.



text John T. O'Connor **photo** Ed Zealy

Ask anyone to describe Fort Lauderdale in the 1970s and the images conjured up were likely to be of girls in bikinis chased endlessly by college boys. City Hall concurred and by the '80s decided to rebrand. By embracing culture, the thinking went, maybe we can shed the Spring Break bacchanal altogether.

As this cultural rebrand centered not only on art, but on architecture, institutions began paying attention to design in a big way. Marcel Breuer Associates' breathtaking Main Library and Edward Larrabee

Barnes' Museum of Art soon rose, making clear the City's embrace of exceptional architects to create great places. But three years earlier, architect Donald Singer had already completed a tiny jewel on the shore of Lake Melva in Poinsettia Heights, raising the bar on local architecture.

Completed in 1983, the Fire Prevention Bureau floats on the water like a piece of Modernist sculpture. Inside, rooms are protected from direct sun via concrete sunshades. Outside, the smooth, white structure and its angled volumes

are defined by a constantly changing *chiaroscuro* that affects how the whole composition is seen.

The building, which received praise culminating with an award from the American Institute of Architects in 1987, is today overshadowed by an unfortunate-looking new fire station. Empty for over a decade, the City has neglected this treasure deeming it surplus, like a broken office chair, and posting "unsafe structure" notices on its doors. Fort Lauderdale, have you no *imagination*?



O B
• HOUSE •

Old Ft Lauderdale Breakfast House

O-BHouse.com



ISLAND

NON-STOP DESTINATIONS FROM FLL

Island Hopping (Planning a Fire Island Summer Escape)

text Ed Salvato

LIKE MANY OF THE WORLD'S most alluring island getaways, Fire Island Pines is beautiful, historically gay and a little hard to get to. Like Mykonos or Ibiza, there's a strict schedule of parties, fit men of all ages and from all over and achingly gorgeous natural beauty. A key difference: There aren't that many weekenders here. The vast majority have shares or are invited guests. There are day trippers (enduring the 5-hour subway-train-shuttle-ferry round trip from NYC), identifiable by their backpacks at Tea Dance and disdained by those with houses.

Fire Island simply isn't organized for long weekends. There is one highly recommended hotel and a handful of decent places to eat. Tea dance is your opportunity to chat with



Fire Island is a series of car-free communities including The Pines, seen here, and Water Island in the distance.

folks and perhaps get invited to a house party. Fret not though! Fire Island reveals delights that are independent of status: gorgeous sunsets; a sun-dappled bay; a mighty ocean; miles and miles of pristine sandy beaches; a lush environment crisscrossed by elevated boardwalks and meandering deer, but not a single car; the gorgeous and largely un-visited **Sunken Forest** (NPS.gov); a dazzling canopy of stars at night; and architecturally marvelous (and envy-inducing) beach houses crowded with fabu-gays.

At its best

Fire Island is at its peak during July 4 for the outrageous **Invasion of the Pines**, when a boatload of drunken, be-wigged queens strut down the gangway of a ferry dis-

patched from Cherry Grove. **The Pines Party** is another joyous event in a stunning location on the beach. (Attention: tickets go fast! PinesParty.com; July 23-25) **The Fire Island Dance Festival** (DRADance.org; mid-July) is a high-profile

Whether you're seeking wellness, celebrity sightings, gorgeous outdoor social distancing or any combination, Palm Springs serves it up, just one JetBlue non-stop flight away.

event and fundraiser with spectacular outdoor performances by world-renowned and emerging dancers.

Tea to a T

FIP nightlife is predictable, regimented, boozy and hot. Start with low tea 4:30-7:30PM on the deck of the Blue Whale (which will transform into your best dining option later that night). Drink a super stiff Planter's Punch, the island libation and scope out your sun-kissed prey. Next, saunter just a bit over on the same deck by the pool for high tea where you can decelerate your drinking and accelerate your dance moves.

After dinner head to **Sip-n-Twirl** (in the same complex, above the pizza place) starting around 10PM and going to the wee hours. It's free to enter. Just next door also on the second floor of the Pavilion, there is usually a well-known DJ, so expect a cover. In the **Pavilion** itself there may also be a DJ and performer so expect an entry fee there, too. Due to COVID-19, much of the action may be relegated to the outdoor spaces at these venues. Luckily, they have plenty!

Before you go

Hit the gym, yep! Skip the carbs. Buy *this* year's Prada bathing suits (the men will look askance at *last* year's). And hit the tanning salon. Or forget all that, go with the confidence that you are beautiful inside and out, and enjoy. Just remember there are definitely a few status conscious guys around with flawless bodies, Adonis faces and perhaps a touch of attitude. (Enjoy the view!)

NYC-based Ed Salvato is a freelance travel writer, professor of tourism & hospitality at NYU, and an LGBTQ tourism marketing consultant.

DESIGN YOUR STAY...

Getting there: Southwest offers a 2 hour and 45-minute nonstop flight to Long Island MacArthur Airport Saturdays returning non-stop Wednesdays at 12:50PM. Take a 15-minute taxi, Uber or Lyft to the Sayville Ferry **Southwest.com**

Sayville Ferry Service

The only way to get to Fire Island Pines from the mainland is via a scenic 20-minute ride across the Great South Bay, courtesy of the Sayville Ferry Service. Plenty of service during the summer months, with a round-trip fare of \$18. **SayvilleFerry.com**



The Madison Fire Island Pines
This modern boutique property is elegant, convenient and within easy walking distance to the beach and harbor. **TheMadisonFI.com**. Or, if you are traveling with other couples, the private Fire Island Pines Home is meticulously maintained. **FireIslandPinesHome.com**

Where to eat

The Blue Whale is located in the central complex in the harbor and a bit fussy at the door (so dress up). Next door's Bistro is more casual. **Cherry's on the Bay** in Cherry Grove offers excellent food and lovely harbor views.



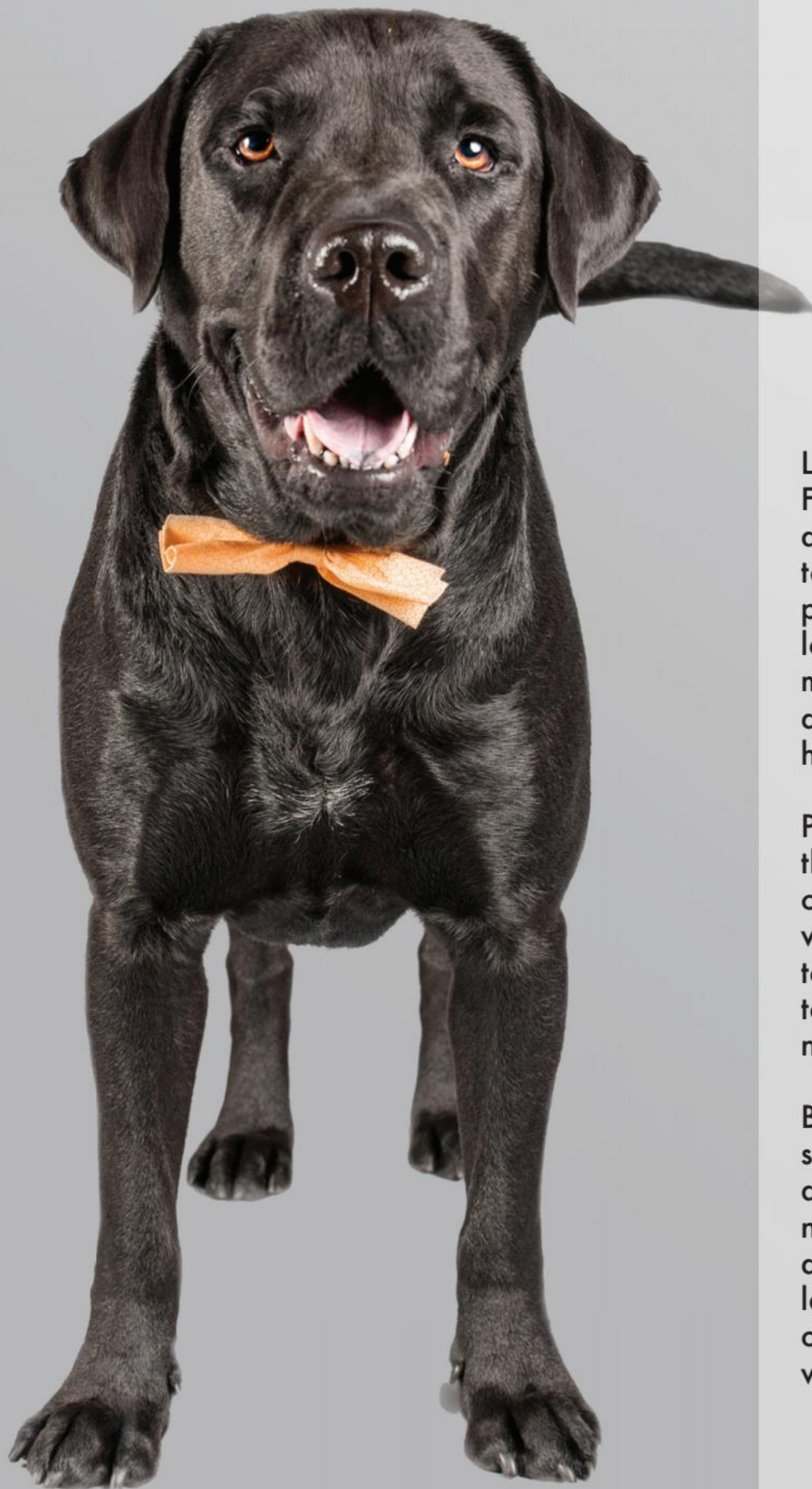
Getting around

You can walk along the beach to nearby communities including Water Island and Cherry Grove, but in the evening take the **Fire Island Water Taxi** from the dock at Fire Island Pines to Cherry Grove's harbor: a romantic 10-minute ride and only \$8 per person each way.

MYRO ROSKY

ARCHITECTURAL PHOTOGRAPHY

954 684 6255 • roskyimages.com 



LABRADOR RETRIEVER RESCUE OF FLORIDA INC

Labrador Retriever Rescue of Florida (LRRoF) is a statewide, all volunteer charity dedicated to rescuing, rehabilitating, and placing Labrador Retrievers in loving, permanent homes. Our mission is made possible by dedicated volunteers, foster homes, partners, and donors.

Please consider adopting one of the many lovable dogs in foster care, using your skills or interests to volunteer, or making a contribution towards the medical care needed to prepare each lab for his or her new home.

Because LRRoF does not have a shelter or central facility, we are always in need of fosters. The number of foster homes available directly impacts the number of labs that can be saved by our organization. Please visit our website for more information.

www.LRRoF.org



A PERFECT 10

WITH A SPECTACULAR NEW DESIGN BY **ARQUITECTONICA**,
THE SWIMMING HALL OF FAME IS READY FOR ITS CLOSE-UP.

SWIMMING, IT CAN BE ARGUED, can be credited for putting Fort Lauderdale on the map. But wait, you might think, “Wasn’t it Spring Break that put this city on America’s collective radar screen?” Follow us for a few minutes while we connect the dots for you.

During the land boom of the early 1920s, towns in South Florida pushed the image of an elegant life of leisure, building golf and country clubs as well as what were known as swimming ‘casinos.’ Not to be left behind, Fort Lauderdale built its own, a Mediterranean Revival confection, complete with Moorish tile, stucco walls and arched loggias. It is here, in 1936, that Sam Ingram, swim coach at Colgate University came up with the idea of training his student athletes at this

sun-drenched facility. The College Swimming Coaches of America followed suit, training undergrad swimmers during Christmas breaks and spring vacations. Men and women trained in the Casino Pool each year, and by 1960, the Coaches Forum brought in student athletes from 44 colleges. Word travelled from tanned athletes to pale academics about Fort Lauderdale’s swaying palms and 70-degree weather. The subsequent Spring Break with its hoards of students, filled hotels beyond capacity and put Lauderdale on the map.

The aging Casino Pool was replaced in 1965 by a state of the art aquatic complex, flanked by the Swimming Hall of Fame headquarters. This complex, in turn, needed an upgrade in 1986 and the renowned firm of Aquitectonica, based in Miami,

Deep terraces, radiused corners and the back-and-forth of tray-like forms make the proposed entry building to the Aquatic Complex an instant icon.



was brought in. Arquitectonica was headed up at that time by two design dynamos, Laurinda Spear and Bernardo Fort-Brescia. Known for a dynamic, expressive take on Modernism, the firm single-handedly transformed Miami in people's minds from God's waiting room into a hip, diverse, tropical city. The bold, graphic nature of their work was imported to Fort Lauderdale when the revamped Aquatic Complex re-opened in 1993, sporting a wave-form museum topping a massive sculpture, its circular openings sheathed in mosaic tile.

Well, while 1993 might seem like yesterday, after nearly 30 years, the entire complex was in desperate need of an upgrade. This meant focusing on the pools and diving platforms first and foremost, then radiating those efforts out to essentially rebuild the rest of the campus, which sits on a man-

made peninsula jutting into the Intracoastal Waterway. In some cities the answer to this cry for help would be endless meetings and a repair job consisting of a coat of elastomeric

A firm known for their jaw-dropping moments does not disappoint here. Two-story letters in cast concrete spell out the words "SWIM" on the street facade and "DIVE" facing the pools.

paint and some new fluorescent lights. Here, the call for help went out to old friends. Those old friends just happened to be the team at Arquitectonica, now one of the most respected design firms worldwide.

Just unveiled, Arquitectonica proposed a dynamic structure that will become the face of the Aquatic Complex that fronts

Seabreeze Boulevard. And what a structure it is, indeed. The proposed five-story structure is at once bold, elegant and energetic. Its designers have created an exhilarating set of tray-like forms that push and pull from north to south, each alternately wrapped in glass or open air. It offers up an “only-in-Fort-Lauderdale moment, with a breezy connection to the site’s main attractions: its pools and diving towers. A firm known for their jaw-dropping moments (like Miami’s Atlantis Condominium, with its improbable, five-story hole, punched through its center and emphasized by an exterior spiral staircase in bright red) does not disappoint here. Giant, two-story letters in cast concrete spell out the words “SWIM” on the street facade and “DIVE” facing the pools.

A curvaceous building of similar height will sit at the western-most end of the property, and stylistically, has a symbiotic relationship with the front structure. This one has a weather-protected teaching pool under bleacher-style seats, a high-ceilinged event level, space for offices, museum and gift shop. On its top level is a proposed restaurant with spectacular views of the ocean, Intracoastal and pools. Three of these levels are proposed to have green roofs. Once complete, Fort Lauderdale’s Aquatic Complex and the International Swimming Hall of Fame are sure to garner international recognition once more. The editors at *ISLAND* magazine would like to offer our congratulations on a magnificent design.

A second structure at the west end of the property continues the streamlined quality of the east building, and will house the museum, function spaces and a rooftop restaurant.



Reimagining The City | Wilton Drive

ISLAND is excited to present **Reimagining The City | Wilton Drive** in our upcoming April issue. This special 16-page section promises to be a thought-provoking generator of ideas that could and should steer the future of development along Wilton Drive. Below are descriptions of five earlier "reimaginings" headed up by John T. O'Connor, former editor at *HOME Miami*, *HOME Fort Lauderdale*, *Esplanade* and *Tropic*...and current editor of *ISLAND*.

This project has been generously sponsored by Pallant Insurance | Joe Pallant, Grand Properties | Tony LoGrande, Wilton Manors City Commissioner | Chris Caputo, as well as an anonymous donor.

Participating firms:

Adache Group Architects

Field Agency Architecture

Glavovic Studio

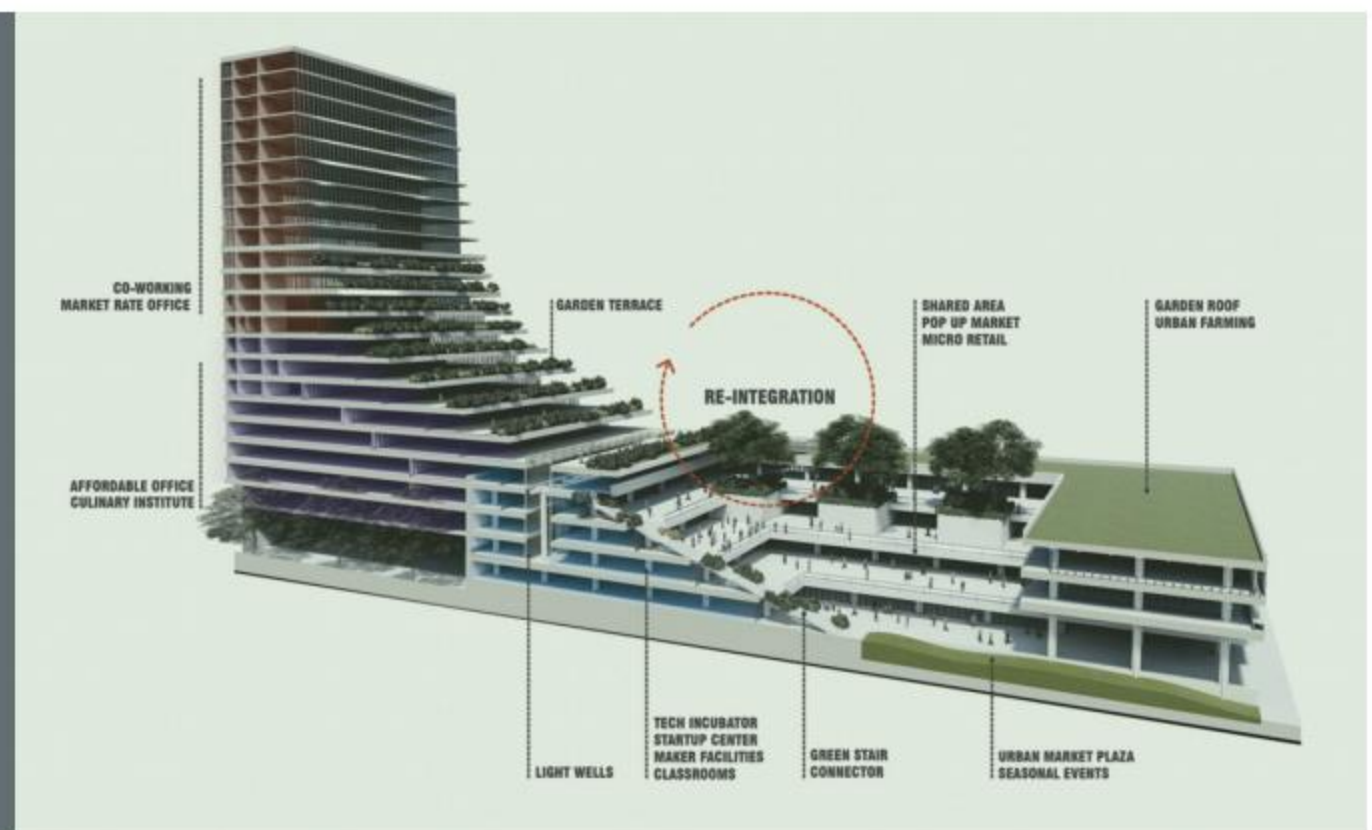
SOW Design

STRANG Design

Tropic U.S. Courthouse

The United States Courthouse in downtown Fort Lauderdale is a masterpiece by the late, Harvard-trained architect William Morgan. Built for a pre-9/11 and Capitol Insurrection world, the wide open building no longer serves its purpose well, and a new Courthouse is being built. We asked Adache Group, Cadence and Touzet Studio to show us what they would do, and why they would do it. To that end, beyond publication, *Tropic* held a conference, allowing each to expand on their ideas.

At Right: Touzet Studio's proposal



ESPLANADE BEACH HOUSE

A design charrette we coordinated for Boston-based *Esplanade* magazine brought together six firms to rethink the ubiquitous beach cottage, long a staple in New England architecture. David Gauld, Glavovic Studio, Hacin + Associates, Moskow Linn Architects, Ruhl Walker Architects and Webber + Studio were the participants. The final results were presented at the Provincetown Art Association & Museum.

At Right: Time Out House proposed by Glavovic Studio



HOME FORT LAUDERDALE SEARS TOWN

In 2006, as editors of *HOME Fort Lauderdale*, we asked five firms to rethink the once-fab Sears Town shopping center. Upstairs Studio, LAB Design, Webber | Hanzlik Architects, Glavovic Studio and Mike Krupnick, Architect all came up with exceptional ideas. A talk by the participants was given to a packed house at the Museum of Art | Fort Lauderdale.

At Right: Glavovic Studio's proposal

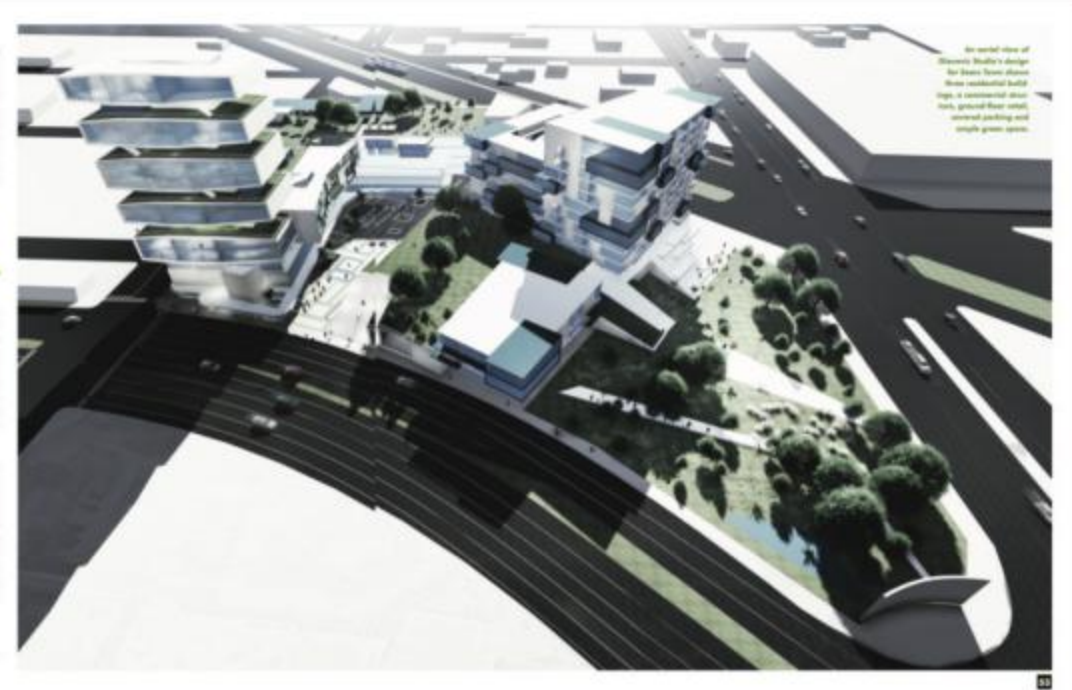
DON'T REBUILD. REIMAGINE. This was the assignment HOME Fort Lauderdale asked five South Florida architects with nearly a decade ago for the dynamic downtown site we call Sears Town. When the shopping center opened in 1955, its design by Robert Lee Wood was subversive and contemporary — a bold vision for modern life in Fort Lauderdale. Set in between North Fed and Highway and Sunrise Boulevards, its sweeping curved concrete and glass curvilinear celebrated this intersection. Wood was also responsible for such progressive buildings as the "Florida Tropical Home," built for the 1933 World's Fair in Chicago, and the landmark Bunkie's in Miami Beach. His design for Sears Town was so striking, it was photographed by the 20th century's finest architectural photographer, Ezra Stoller.

Sears Town was designed for an audience to leave with the automobile, and so it incorporated acres and acres of parking that were — at the time — seen as a symbol of modernity and convenience. As Fort Lauderdale evolved, Sears Town did not.

However, Sears Town was designed for an audience to live with the automobile, and so it incorporated acres and acres of parking that were — at the time — seen as a symbol of modernity and convenience. As Fort Lauderdale evolved, Sears Town did not, and the historic structure and surrounding use of asphalt slowly altered to represent an outdated model of urban planning. By the time we held our HOME Fort Lauderdale symposium almost two years ago, it had become a drain. Unless something was no longer what the needs of the 21st-century consumer. Today, with the nearby Village expanding into a thriving arts district, the need to re-think this significant intersection is more greater than it was ten years ago.

So, we dug back into the old HOME archives to take a second look at what these visionaries had created for the Sears Town of the future. One design, from Wang Huihong, President of Glavovic Studio Inc., stood out for its sustainability, shared community spaces and integration of the surrounding streetscape. Remarkably enough, it is not only relevant today, but it lays out a fully visionary plan that makes absolute sense for the rapidly morphing gateway to downtown Fort Lauderdale, a gateway that begins on the land that Sears Town occupies. When we asked Huihong what she would change in her decade-old proposal, she responded with, "Absolutely nothing." We agree. Here, we re-imagine Glavovic Studio's visionary vision for Sears Town and how it can help reconnect this central site to the rest of our community.

Sustainability
Why reimagine and not simply rebuild? When Sears Town was built in 1955,



An aerial view of Glavovic Studio's design for Sears Town shows a modern building complex integrated with green spaces and a curved road.



Pool is elevated through vegetation rather than concrete. Existing operations remain on "black" + Forest Stewardship Council certified wood siding. Windows. Primarily located above with insulated glass to meet green. Flooring: 1st floor polished concrete with built-in radiant heating. Heating: 2nd floor with floating with radiant heating. Network: bamboo or another rapidly renewable resource or made by red cedar (reforestation).

Using southwest into the pool and deck area. "Half house" for guests, rental or income is shed above the carport. The green roof above main house diminishes the amount of runoff related with conventional roofs.

HOME MIAMI

THE NEW FLORIDA HOME

Announced in 2006, Reimagining The City | The New Florida Home was our shameless borrow from the Case Study Houses, a program Arts & Architecture magazine had embarked upon in 1945. Tired of Mediterranean Revival behemoths with painted styrofoam trim, the staff at HOME Miami thought: "Why not ask the professionals what they would do? This led to stunning work by architects Deborah Berke,

At Left: Deborah Berke's proposal Calvin Tsao & Zack McKown, among others.

Tropic Breakers Avenue

Yes, we knew the shiny objects that everyone seems to focus on in this neighborhood once known as Birch Estates lie like giant pearls along the sands of A1A, but just behind this row of high-rises was an area packed with Mid-Century Modern low-rise structures, most caressing a central pool. North Beach Village, as the rechristened area was fond of calling itself still could not figure out it's human-scaled spine of Breakers Avenue, and suffered because of it. It did not help that the streetscape — as well as the city's zoning laws — were both wildly out of date. Tropic gave this conundrum to Cadence, FSMY, Glavovic Studio, Powers & Schram, Shulman + Associates and VC Architects to solve.

At Right: Urban Dune by Shulman + Associates



WE CAN FIND YOU
ONE SHELL
OF A NEW HOME.



AMY
MCGROTTY
954.347.1732

Amy@castellihomes.com



JOHN
CASTELLI
954.661.2334

John@castellihomes.com

AMY@CASTELLIHOMES.COM - OFFICES SERVING ALL SOUTH FLORIDA - JOHN@CASTELLIHOMES.COM

castelli
real estate services

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

AARON'S BIG SECRET

OR... WHAT TO ORDER AT DRYNK

WHEN DRYNK OPENED ON Wilton Drive a few years back, many were bewildered, as The Drive, as it is affectionately known, already had a plethora of drinking establishments. So what were they to do to draw in their share of Wilton Manors' mostly gay clientele? Hire handsome bartenders for starters. Then instead of warmed-over, two-for-one drink specials, Drynk opted to glam up the premises and inch towards "curated cocktails."

The end result has been a resounding success, and even now, the bar does a brisk business as the majority of its seating is (thankfully) out of doors. Tables out front and a little terrace to the left of the entry are literally just a hint of things to come.

Thinking of going? Walk straight through the bar, exit the rear door and be transported into a garden of delights. Comfortable seating, happy customers, tropical



Pouring at Drynk's garden bar, Aaron Adams gets ready to shake up a Passion Fruit Martini.

foliage and umbrellas dot this space and at the far end, if you come on the right nights, you'll find Aaron whipping up his specialties.

One of his best is the Passion fruit Martini, and we wrangled the recipe out of him. So, if you have Effen Vodka, passion fruit purée, fresh lime juice, orange juice and Triple Sec lying around the house, you can try to recreate this nectar of the gods. If not, you can just come visit Aaron.

PASSION FRUIT MARTINI

Pour into shaker: 1.5 oz Effen Vodka, 1oz passion fruit purée, .25oz fresh lime juice, .25oz orange juice, .25oz triple sec. Add ice and shake for 30 seconds. Strain into a chilled martini glass and garnish with a fresh-sliced lime wheel.

Drynk is located at 2255 Wilton Drive in Wilton Manors, and can be found online at DrynkFTL.com

Tulio's Tacos & Tequila

There's an unassuming little section of Wilton Drive that truly has a lot to offer when it comes to dining out. Within a walkable stretch, one can find Italian, Nicaraguan, Thai, Greek, Japanese and more. Those on the go can get homemade gelato, vegan pastries, grilled cheese, even Middle Eastern chicken shawarma. The latest to join this festival of foods? **Tulio's Taco & Tequila Bar**. Located on the ground floor of the Gables Wilton Park residences, Tulio's takes full advantage of the area's super-wide sidewalks with both umbrella-shaded dining and 40 feet of outdoor dining under protective canopies. The owners of Tulio's reworked the space, replacing awkward doors and sealed windows with "concertina" doors that fold away completely, allowing the entire establishment to be open air. Inside and out the atmosphere is one of much-needed *fun*, and after several successful visits with great food and attentive service, Tulio's has made it onto our regular rotation... and *that's* saying something.

As many first-time diners order what seems familiar, Tulio's chicken or beef tacos are big. (They are *perfect* here, the chicken served with crispy lettuce, pico de gallo, fresh avocado and chipotle mayo, while the beef mix it up with bacon, pico de gallo, sour cream, Mexican cheese and lettuce.) By their 2nd or 3rd visit, staff told us many diners branch out to the shredded pork carnitas tacos, or the grouper tacos. The latter are absolutely mouthwatering, filled with crispy grouper and topped with chopped purple cabbage, sour pickled onion, pico de gallo, all drizzled with an avocado jalapeno crema. For lighter fare, we like both the blackened chicken lettuce wraps and the shrimp and grouper ceviche. For a vegetarian option, Tulio's offers up tacos made with roasted Portobello mushrooms or crispy cauliflower.

Delighted by our dinner experience, we came back on the weekend for brunch. Sitting at a shaded, breezy outdoor table we each sipped an Aperol Spritz and while one of us munched on simple breakfast quesadillas with fresh avocado, the other downed a stack of lemon ricotta pancakes. Both the quesadillas and the pancakes arrived with a plentiful portion of mixed berries. Unlike the ordinary cup of unripened melon cubes with an occasional wilted berry thrown in for color, Tulio's gives diners a bowl filled with absolutely fresh raspberries, blackberries, strawberries and bananas. Like the entire experience, it was nothing less than terrific. I hope the staff at Tulio's likes regulars, because they are going to have more than just a few.

Tulio's Tacos & Tequila

2150 Wilton Drive
Wilton Manors, FL
954.530.5523



Above: Breezy, outdoor seating. Below: Margaritas and more.



Below from left to right: shrimp, chicken and carnitas tacos.



JON GOODE & BILL FARMER

YOUR REAL ESTATE PARTNERS IN PROVINCETOWN

SOME OF OUR FAVORITE HOME LISTINGS FROM 2020



26 ALDEN STREET #6
CENTER OF TOWN, NEW CONSTRUCTION,
TWO ENSUITE BEDROOMS, TWO DECKS
\$920,000 SOLD



405 COMMERCIAL STREET #6
LIGHT-FILLED BEACHSIDE STUDIO WITH DECK,
GREAT EAST END LOCATION
\$449,000 AVAILABLE



29 CONANT STREET #1
WEST END, CONTEMPORARY TOP FLOOR DUPLEX,
TWO ENSUITE BEDROOMS, GREAT OUTDOOR SPACE
\$1,087,500 SOLD



56 WEST VINE STREET #C
LARGE THREE BEDROOM WEST END TRIPLEX,
CHARMING OUTDOOR SPACES, MINUTES TO TOWN
\$967,500 SOLD

LET US HELP YOU FIND YOUR FAVORITE HOME IN PROVINCETOWN



JON GOODE
C 617.512.8565
E jon@beachfront-realty.com
B jongoode.com



BILL FARMER
C 617.823.2444
E bill@beachfront-realty.com

CHIC EYEWEAR
OPTIQUE FOR EVERY
BUDGET



2228 WILTON DR.
WILTON MANORS
954 567.3937
CHICOPTIQUE.NET

FRESH INGREDIENTS
LOCAL FLAVORS
ALWAYS DELICIOUS



O-B HOUSE

333 Himmarshee Street
Historic Downtown Fort Lauderdale
954.530.7520 o-bhouse.com



3020 N Federal Hwy.
Fort Lauderdale
954 990.4726
SeaSaltFishMarket.com

Pictured: Jumbo Old Bay Shrimp

ISLAND

DEDICATED DISTRIBUTION POINTS

Each issue of *ISLAND* magazine can be found at one of our **64** distribution points. In every issue we'll showcase **8** of those hot spots, giving our partners -- from retailers to restaurants -- a little shout out. See new distribution spots on our page at [Facebook.com/IslandFTL](https://www.facebook.com/IslandFTL)



Tim Singer
SOUTH FLORIDA

COLDWELL
BANKER

GLOBAL
LUXURY

901 E. Las Olas Boulevard, Fort Lauderdale
954 463.1373 FlaLiving.net

MILK
M
MONEY



Milk Money Bar & Kitchen
1815 NE 13th Street
954.990.4018

**PARADOX
HOME
STUDIO**



Contemporary furniture.
1900 East Sunrise Blvd.
Fort Lauderdale, FL
954.835.5923

Park loungechair and ottoman by Bensen

Stark's

Bakery & Coffee House
2505 NE 15th Avenue, Wilton Manors
954 567.3220



acacia
unique gifts and accessories



1912 E. SUNRISE BOULEVARD
FT. LAUDERDALE (GATEWAY PLAZA)
954.463.8006

Harbor Beach: Six secluded islands... and quite a bit more.



Harbor Beach is arguably the finest real estate in Fort Lauderdale. This has meant a number of teardowns over the years, yet a handful of polished, Mid-Century Modern homes by architects like William T. Vaughn (above) and Alfred Browning Parker survive.

text Mary Dugan

ONE LOOK AT THE HOMES LINING the waterfronts of Laguna, Del Lago, or Harborage Isle Drive and you might find yourself conjuring up some bits of conversation that might be happening inside as you pass by: “Parker, get the Rolls Royce. We’re going for a little drive,” you might imagine, or perhaps “What do you mean, we are out of Beluga? *Again?*”

It’s hard not to think that way when you cross over the bridge and enter this enclave of six of the most exclusive islands in Fort Lauderdale. Yes, yes... we know Harbor Beach also refers to an area that straddles Seabreeze Boulevard, but it is the is-

lands, for the most part, that draw the lion’s share of attention. And why shouldn’t they? In this yachter’s paradise that offers the easiest access to the open ocean, the teardown reigns supreme, with 2,500 square foot homes asking, say \$3 million, erased overnight... only to be replaced by 10,000 square foot megahomes with pricetags often north of \$12 million. Deepwater docks of 100+ linear feet, home movie theaters, butler’s prep kitchens and wine cellars are par for the course in Harbor Beach.

Developed later than the Las Olas Isles or Idlewyld, Harbor

On The Market in Harbor Beach



Address: **2571 Del Lago Drive**
 Description: **6 bed, 7+ bath, waterfront, pool**
 Size: **4,538 Square Feet**

Asking Price: **\$12,000,000**
 Listing Agent: **Margo Fuller**
 Company: **Nest Seekers Florida, LLC**
 Contact: **347.580.3745**



Address: **60 Isla Bahia Drive**
 Description: **5 bed, 6+ bath, waterfront, pool**
 Size: **8,832 Square Feet**

Asking Price: **\$16,995,000**
 Listing Agent: **Julie Jones-Bernard**
 Company: **Florida Luxurious Properties**
 Contact: **954.328.3665**



Address: **2501 Mercedes Drive**
 Description: **5 bed, 7+ bath, waterfront, pool**
 Size: **9,295 Square Feet**

Asking Price: **\$19,800,000**
 Listing Agent: **Tim Elmes**
 Company: **Compass Florida, LLC**
 Contact: **954.557.0411**

Beach was the concept of Cooley Judd, a realtor with visions of grandeur and, unfortunately, a realtor who believed in exclusion. Legend has it that Judd included “deed restrictions” on the purchase of his properties that excluded anyone but Caucasians from purchasing in the years just after WWII.

LISTINGS AT THE TOP OF THE MARKET HERE HOVER BETWEEN \$10 AND \$19 MILLION WITH ONE NEW CONSTRUCTION HOME ASKING CLOSE TO \$25 MILLION.

Gladly, those days are but a distant memory and today, the only thing that will keep you out of Harbor Beach is not having a large enough bank account. This seems especially true on the furthest of the islands, Harborage Isle. A guarded, gated collection of just 16 homes, Most valued in the \$7 million range with one threatening to touch the \$30 million mark.

With less than 1,000 residents, buyers in Harbor Beach have private beach access and receive automatic membership to the Harbor Beach Surf Club with beach pavilion, chairs and umbrellas as well as a 16-slip, private marina.

Listings at the top of the market here hover between \$10 and \$19 million with one new construction home asking over \$24 million. Galaxies away from the \$40,000 they fetched in the early 1950s. Although technically not a part of Harbor Beach proper, there are a handful of condominium apartments available, just inches over the border on Holiday Drive. The least expensive of these is a 1,060 square foot, 9th floor unit at Maya Marca on Holiday Drive. With a stunning view of harbor beach and the Stranahan River, this 1,060 square foot unit is asking just \$359,000. Imagine that. A zillion dollar view over what is quite possibly be the choicest neighborhood in the city. All without having to empty your Swiss bank account.

What's
WRONG
with this
picture?



Pretty *dress*, great *hairstyle*, but something is missing! She's forgotten to pick up the latest issue of *ISLAND!*

Don't you forget! Pick up your free copy today at dozens of spots, including these four:

ACACIA Gift & Accessories
1912 E. Sunrise Blvd. (Gateway Plaza)

Milk Money Bar | Kitchen
815 NE 13th Street

Thasos Greek Taverna
3330 E. Oakland Park Blvd.

OB House
333 Himmarshee Street

Recently Sold in Harbor Beach



Address: **5 Isla Bahia Drive**
Description: **6 bed, 8+ bath, waterfront, pool**
Size: **7,276 Square Feet**

Asking Price: **N.A.**
Sale Price: **\$7,500,000**
Listing Agent: **Sheryl Hodor**
Company: **Compass Florida, LLC**



Address: **2731 Mayan Drive**
Description: **4 bed, 4+ bath, pool**
Size: **3,712 Square Feet**

Asking Price: **\$1,825,000**
Sale Price: **\$1,810,000**
Listing Agent: **Michael Eaton**
Company: **Intl. Realty Services**



Address: **2523 Laguna Terrace**
Description: **4 bed, 5+ bath, waterfront, pool**
Size: **4,913 Square Feet**

Asking Price: **\$6,750,000**
Sale Price: **\$6,400,000**
Listing Agent: **Kevin Kreutzfeld**
Company: **Premier Estate Properties**

Best Location in Wilton Manors

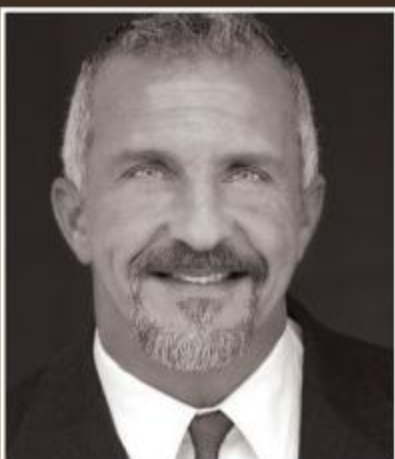
Walk to "The Drive." This 2-story townhouse features two master suites, each with en suite bathroom. Complex is located on quiet Townhouse Isle on the South fork of the Middle River. The owner has relocated the washer and dryer upstairs. Recently completed master bathroom. Nicely finished, this townhouse has a living room with wood-burning fireplace, separate dining room, and half bath



on the 1st level. New roof was installed in January, 2020. New wood deck off the primary bedroom and private patio downstairs. All impact windows and doors, plus updated kitchen, electrical and plumbing. Lots of guest parking, pet friendly and a great community.

Asking \$315,000

ATLIS
REALTY



Brett Harrison
Luxury Sales

954 288.1017
brettharrison@me.com



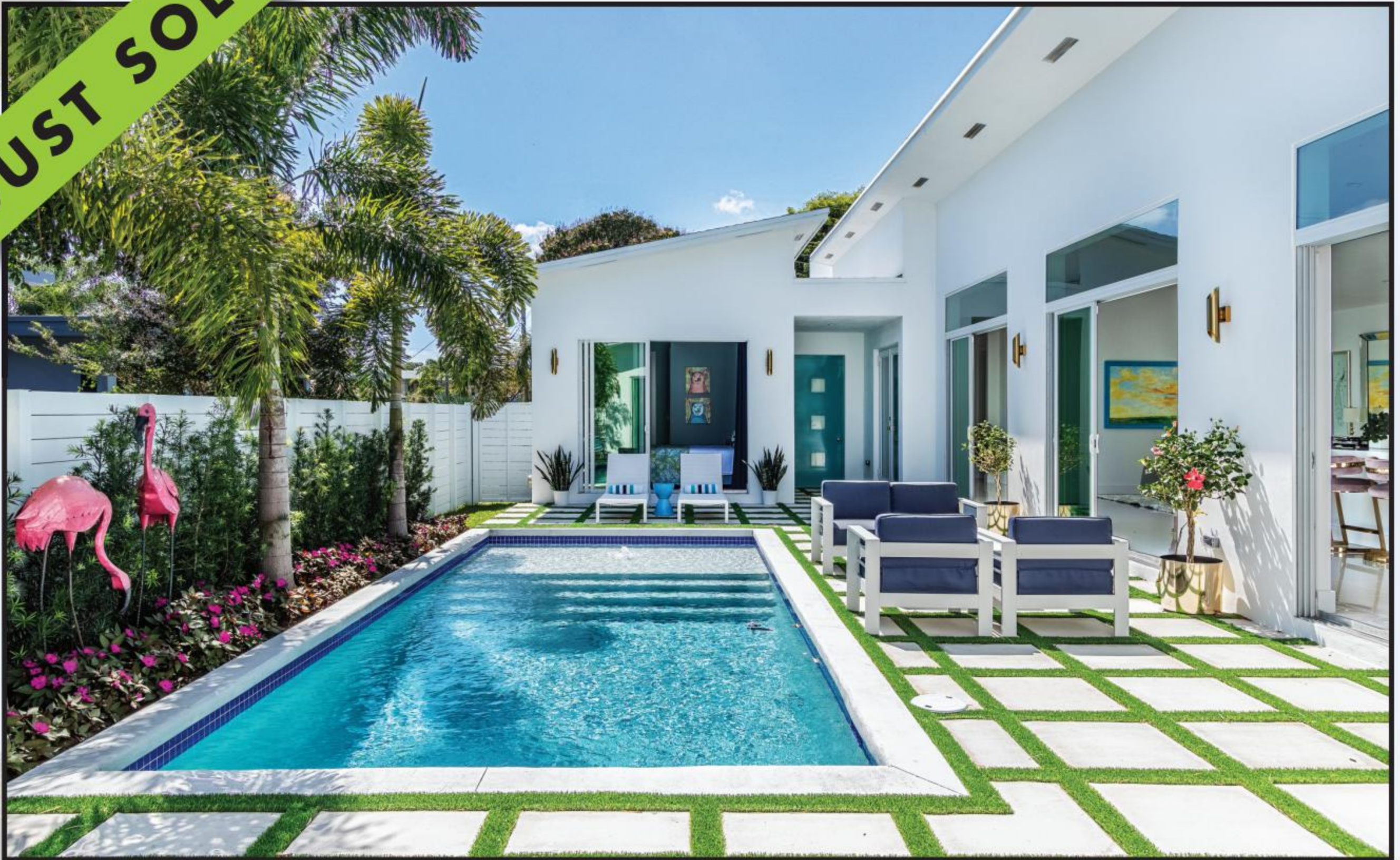
THASOS

greek taverna



A TASTE OF GREECE
OPEN FOR DINNER AT 5pm, call for reservations
THASOS GIFT CARDS AVAILABLE

JUST SOLD



Wilton Manors

This gorgeous, new construction home with Mid-Century Modern style, open floor plan, and volume ceilings was designed for entertaining. It features 3-bedrooms and 3.5 baths, with 2,407 square feet under air and a 2-car garage. Three sets of stacking sliders open onto a sun-drenched pool deck, with master suite at one end and California-style casita on the other. The casita offers a private entrance, en-suite bath, walk-in closet, and kitchenette. And the Wilton Drive entertainment district is just two blocks away.

Sold Price: \$1,125,000

Mark Williams
Residential Sales
954 253.6000



castelli
real estate services

email: mark.williams@castellihomes.com
website: MarkWilliamsRE.com

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

Middle River Drive: The transformation continues.

text Mark Williams

OK, SO IT'S NOT A “neighborhood” per se... Middle River Drive, from E. Sunrise Boulevard on its southern end to N.E. 26th Street on the north, is technically part of Coral Ridge. But the western side of the street, hugging the coast of the Middle River, feels like its own, special neighborhood. Slowly but surely, this stretch is undergoing a metamorphosis, with smaller, original homes of the 1950s and '60s being erased for much larger homes with much larger price tags. The real estate market has not blinked, and homes with sale prices of \$2.5 and \$3 million no longer cause a stir in a neighborhood where waterfront homes had been routinely in the six figures only ten years ago.

Along with this focus on new, larger construction, a handful of meticulous renovations have added to the elegance of this stretch — one within walking distance of George English elementary on its southern end and the shops and restaurants of N. Federal Highway on its northern end. This north end, seemingly set in amber for decades, has seen more activity and upgrading as of late, the most recent addition being the newly completed home at 2549 Middle River



Middle River Drive's waterfront homes have spectacular river views, but also enjoy long canal views in between the finger isles of Bal Harbour and Lauderdale Isles.

Drive, built by Double P Construction. “Middle River Drive is changing quite a lot,” Alessandro Potenti, president of Double P told us recently, “The lots along the east bank of the Middle River are substantially deeper than most of the lots in Coral Ridge, giving us more flexibility in designing the footprint of the house.” Potenti built the home for his family and chose Middle River Drive because it tends to be much wider than a

On The Market

Middle River Drive



Address: **1529 Middle River Drive**
Description: **8 bed, 9 bath, waterfront, pool**
Size: **7,700 Square Feet**

Asking Price: **\$6,900,000**
Listing Agent: **Mark Bentata**
Company: **Beachfront Realty, Inc**
Contact: **305.917.7600**



Address: **2418 Fryer Point**
Description: **5 bed, 5.5 bath, waterfront, pool**
Size: **4,139 Square Feet**

Asking Price: **\$3,975,000**
Listing Agent: **Larry Revier**
Company: **Trust Larry Real Estate**
Contact: **954.638.9052**

Recently Sold

Middle River Drive



Address: **2101 Middle River Drive**
Description: **5 bed, 4.5 bath,**
Size: **4,041 Square Feet**

Asking Price: **\$3,475,000**
Sale Price: **\$2,955,000**
Listing Agent: **Susan Rindley**
Company: **One Sotheby's Intl. Realty**

typical Fort Lauderdale canal. "So, not only is it perfect for paddleboarding to ocean access," he said, "There are amazing views and a bit more privacy than you might get on a canal.

Two blocks south of NE 26th Street, just off Middle River Drive, is tiny Fryer Point. No more than a node pushing into the Middle River, Fryer Point has but a dozen homes, all waterfront. Single-story, mid-century ranch-style homes, once ubiquitous here, are now pretty much a footnote, replaced by much larger homes from the last three decades. Coming in late 2012 is a contemporary, five-bedroom home at 2418 Fryer Point, asking \$3,975,000. The home's general contractor: none other than Double P Construction.

And, although the teardown formula has largely worked along Middle River Drive, and in Coral Ridge in general, there still exists a balance between new and older homes. It is the neighborhood's good fortune this balance has been maintained.

Currently, there are only a few waterside homes on the market along this stretch of Middle River Drive in Coral Ridge. They range from a \$1.87 million asking price for a four-bedroom, three and a half bath home built in 1960 resting on a third of an acre lot, to the eight-bedroom, nine-bath new construction home shown above and listed at \$6.9 million.

Just reduced at press time, a home built in 2010 at 2415 Middle River Drive was just reduced to an asking price of \$2.799 million. That buys you a gated and lushly landscaped, four-bedroom home with a gorgeous views and a newly-extended, 50-foot dock.

Sold this fall on the waterside was a four-bedroom home built in 1968. The asking price was \$2.15 million, but the property sold for just under \$1.9 million. Yes, that seems a bargain price for Middle River Drive in 2021, but take note: this home too is scheduled for demolition and new construction.



Open for Breakfast,
Brunch, Lunch or Dinner

815 NE 13th Street
Fort Lauderdale

954 990.4018

milkmoneybar.com

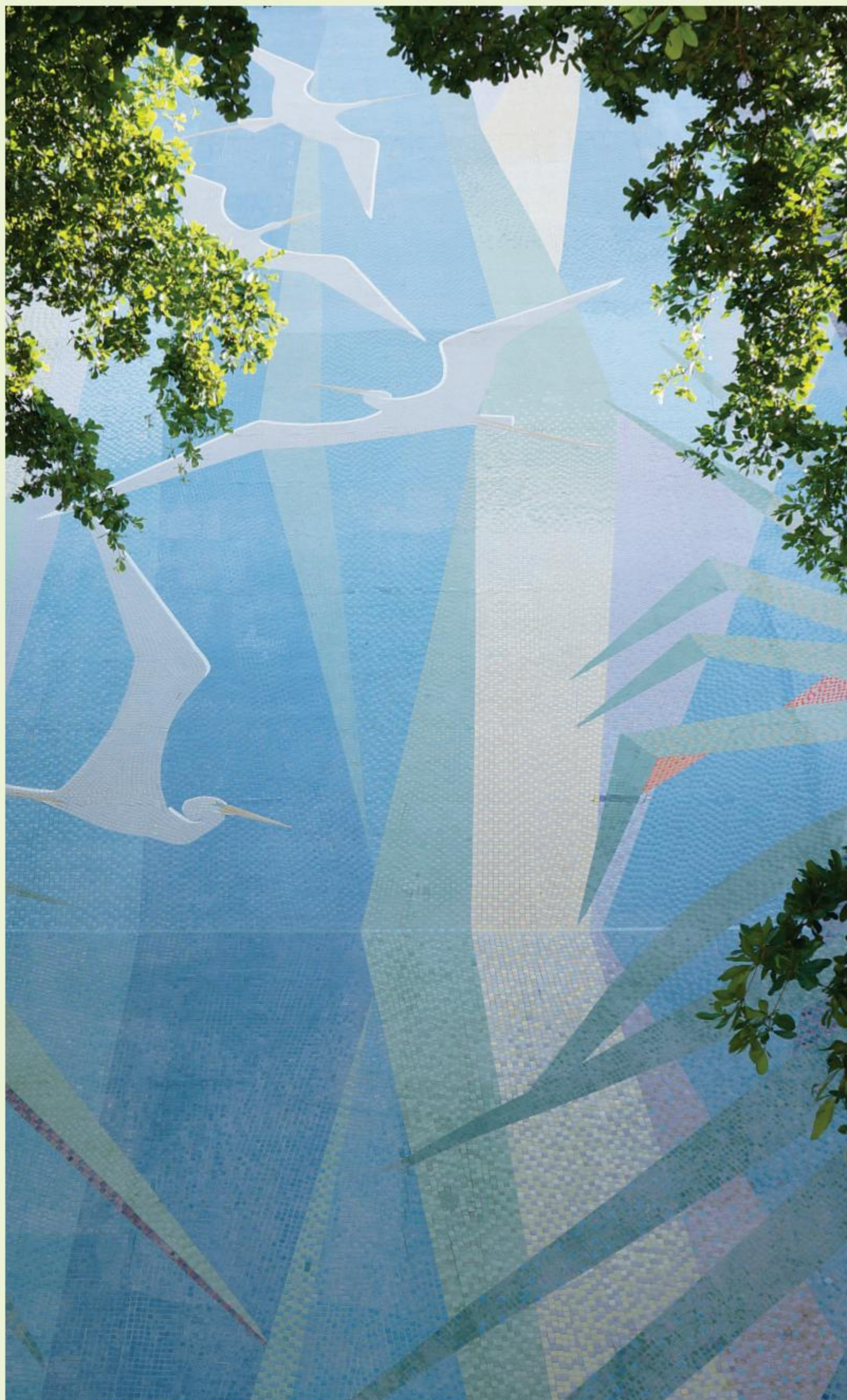
PARADISELOST

**How is it that three
Lauderdale masterpieces
ended up in landfills?**

ARTIST JOHN DeGROOT, (1915-1995) was an exceptionally talented, Fort Lauderdale-based artist. DeGroot got his start conceptualizing and painting WPA-era murals during the 1930s. His first, entitled *The Great Road* was finished in 1939 for the city of Christiansburg, Virginia. His work was known for its fantastic sense of movement and its mastery of color. His mural for a Fort Lauderdale hot nightspot called The Radio Club was a Jazz-Age masterpiece that met its demise when the club was demolished to make way for The Reef, a supper club built for Fred Franke in 1956.

Franke commissioned DeGroot as well who dreamt up a stunning, Haitian-inspired mural, entitled *Bamboche* to grace the M. Tony Sherman-designed club. Alas, this too has been demolished for — what else — a parking lot.

But the saddest loss has to be *The Egrets*. As the artist neared 70, he was asked to create a massive mural for the exterior of the Cumberland Building on E. Broward. Five stories high and created from tiny mosaic tile, it depicted a slice of Florida life, stylized White Egrets flying over water. By 2010, it needed a partial restoration. Instead of a loving repair, the building's parsimonious owners had the 1,000 square foot mosaic scraped off the wall and discarded.



You like the way it looks.
You'll love the way it feels.



The award-winning design, quality craftsmanship and unprecedented performance of a Big Ass Fan® are always in style.

Hidden behind a seamless fit and finish, Haiku's revolutionary motor features Whoosh®, a proprietary algorithm that simulates a natural breeze to keep you feeling up to 40% cooler*. This Big Ass Fan is recognized by *Popular Science* as the world's quietest ceiling fan and rated by ENERGY STAR® as the world's most energy efficient. With 16 unique brightness settings and a digital dimmer, Haiku's patent-pending LED module delivers 80% greater efficiency than traditional bulbs over a lifespan of 50,000 hours.

HAIKUFAN.COM

855-490-3051



*Human thermal sensation to air movement frequency, Yizai Xia, Rongyi Zhao and Weiquan Xu (2000)



Under Contract

Point of Americas 1 - #1712

Totally renovated, Northeast corner, 2-bedroom, 2-bath residence with views that wrap around more than 180 degrees — Ocean, Intracoastal, Downtown and North to the Hillsboro Lighthouse! \$1,345,000



Just Sold

Point of Americas 1 - #2205

Come to the beach! This 22nd floor, 2-bedroom, 2-bath residence has direct Southeast Ocean and Beach views from the floor-to-ceiling windows in all rooms! \$785,000



Under Contract

Oceanage #139

Spectacular renovations make this 2-bedroom, 2-bath a one of a kind! Corner, 1st floor with wrap around impact windows! Tastefully decorated so you can move right in! \$699,000



Just Sold

Point of Americas 1 - #2212

22nd floor, 2-bedroom, 2-bath, total contemporary renovation, large NE corner beauty offers direct eastern beach views that wrap around more than 180 degrees and showcase the ocean, Intracoastal, downtown and north to the Hillsboro lighthouse. \$1,395,000



Point of Americas 1 - #1808

Live the Harbor Beach Life! Large renovated 2/2 southern Ocean facing beauty has floor to ceiling impact windows. Point of Americas I Luxury amenities include in building restaurant, attended cabana beach service, hotel rooms for guest, underground parking, guard-house entry and much more. \$849,000



Point of Americas 1 - #504

22nd floor total contemporary renovation, large NE corner beauty offers direct eastern beach viewsthat wrap around more than 180 degrees and showcase the ocean, Intracoastal, downtown and north to the Hillsboro lighthouse. \$875,000

YOU DESERVE THE BEST REAL ESTATE SERVICE.
I'M HERE TO PROVIDE IT.



Martha Buckley

954.309.4889 cell

Martha@MarthaSells.com

MarthaBuckley.cBintouch.com





THE ART OF
TROPICAL
DISTANCING™

LITTLE PALM ISLAND
Resort & Spa

ACCEPTING RESERVATIONS

LITTLEPALMISLAND.COM

866.228.4424

NOBLE HOUSE
HOTELS & RESORTS