

# ISLAND

THE JOURNAL OF LAUDERDALE LIVING



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# ISLAND

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**On the cover:** Eco-Agora, proposed for Wilton Drive, by Glavovic Studio



# Knoll

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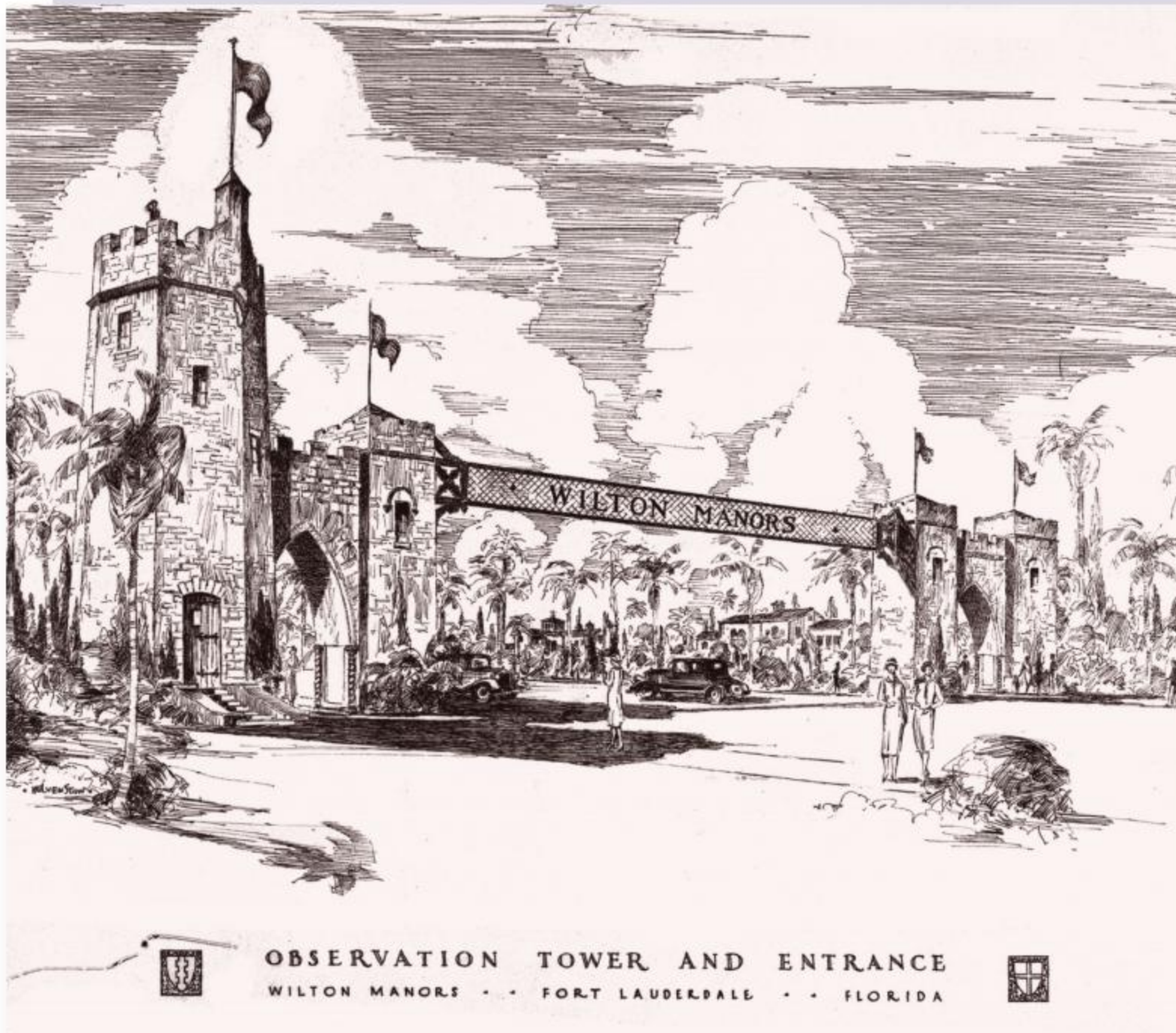
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## WILTON MANORS' NEXT STEP

WITH FASHIONABLE SHORT HAIR and cloche hats, two women stand at the entrance to Wilton Boulevard, (now Wilton Drive) in this illustration used to help sell Florida's newest development in late 1925, Wilton Manors. Born during the boom of the mid-1920s, this dashed South Florida development took cues from Coral Gables, which had constructed dreamy, aspirational entrances at many points leading into the city center.



The developer E. J. Willingham chose Francis Luis Abreu to design the entryway, and Abreu designed two sets of Medieval-looking towers including an octagonal “observation” tower, ostensibly used by the sales staff to show prospective clients the lay of the land from above. Small heraldic shields appear as graphic elements on this illustration and in other advertisements for the development, the fantasyland element of which was meant to appeal to well-heeled buyers enamored with Palm Beach and Coral Gables at the same time.

Alas, this entrance was emblematic of a fantasy of mansions that was never going to happen. The land bust and hurricane of 1926 brought the Great Depression to Florida years earlier than the rest of the country, and the completed gateway was one of only a handful of completed projects for Willingham's development. While the Great Depression snuffed out most hope for development, WWII proved to be the final poison pill. In the 1930s there were only 50 housing units in the land that would become Wilton Manors. Today, with a population of 13,000, the City is

bursting with new energy yet it is considered, as they say, “built out.” But is it? Or, could it be that some are not envisioning its true potential? Take a look at our special visionary section, **Reimagining The City**, on page 23. It should serve as an ideas generator for that city's future.

John T. O'Connor  
**Editor-in-Chief**



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Photo Sunny.org

## I PADDLE THE WATERFRONT

You've probably driven by this purveyor of kayaks and paddleboards at George English Park a thousand times without stopping. Maybe the time is right to stop by for a morning paddle on the quiet Middle River. Rent in advance or try your luck with an on the spot, first-come-first-served rental, and see Fort Lauderdale's east side the way it was supposed to be seen... by water.


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**SISTRUNK EATS** Since its opening last year the huge Sistrunk Marketplace — like most of us — has been through the Covid ringer. But unlike countless other dining venues, Sistrunk Marketplace was nimble and figured out exactly how to make things work during the pandemic. Home to a dozen fab dining options, and with a plethora of outside tables, they operate by reservation. Perfect.

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## COFFEE MASTER CLASS



Luckily for us, South Florida is one of the only places you can enjoy your coffee in the sun... the way nature intended. But before you place your order at Circle Coffee, Wells, Alchemist or Stork's, what do you actually know about Java? Major Cohen's newly released *Coffee for Dummies* will edify and delight connoisseurs as well as those who just want an improved macchiato sur la terrasse. This book helps you brush up on barista smarts, and Cohen, now retired from Starbucks where he was the expert training their specialists worldwide, will teach you a whole lot more about the history of that crema in your cup.

[amazon.com](http://amazon.com)

## GO NORTH, YOUNG MAN!

Once thought of as a complete snooze, Pompano Beach is coming into its own, and its newly built, 900' long pier is at the center of a gorgeous new melange that includes a linear park lined with coconut palms and seagrape trees, wide beach, pier, as well as three outstanding places to eat. Beach House and Oceanic, both overlooking the ocean, are now joined by Lucky Fish Bar & Grill. Park in the public garage and you can easily make a full day “staycation” of it.



**Fisher Family Pier**  
**222 N Pompano Beach Blvd.**

## SCOOBIE DO!



Photo [instagram.com/thelauderdalelocal](https://www.instagram.com/thelauderdalelocal)

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**Coral Ridge gut renovation and addition. Glavovic Studio, architects.  
Photographed for *Tropic* magazine by Myro Rosky.  
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## ISLAND

## TIME

Designer Kevin Gray Updates a Classic Bungalow on Tavernier Key

**text** Hilary Lewis  
**photos** Robin Hill

**DESIGNER KEVIN GRAY SPLITS HIS TIME** between New York and Miami, where he can be found working on penthouses for clients with boldfaced names. But he is also adept at working at different scales, such as his recent transformation of a traditional 1960s/1970s bungalow-style house on Tavernier Key. The result is a beautiful merger of the restoration of the basic bones of a late Midcentury house and an updated 21st-century take on island living.

When Gray was brought into this project, his client had already begun architectural revisions and wanted “a house like Key West, but this isn’t Key West, it’s more like Key Largo” and felt it was better to stay true to the original house. So the designer suggested that the pitched roof be extended, balconies with nautical railings be added and the second floor expanded so that the entire composition would feel a bit like an ocean liner, very fitting for its seaside position, while remaining true to its roots.





Gray preferred to keep the landscaping simple, uplighting beautiful palms on the beach and maintaining local vegetation on the property, placing a deep aqua pool just beyond the first floor master suite. He replaced standard windows with 7-foot high ones and increased door heights to add a more gracious scale.

**One area where Gray did change the ceiling was in the living room. a light-filled space surrounded by windows with fabulous views... The ceiling here is pickled and bleached with Flos lighting and a ceiling fan from Modern Fan.**

For the interior, Gray elected to maintain the original, finished cedar ceilings in much of the house, "which is how these houses were designed in their day." Gray has a penchant for maintaining the feel of an original structure, whether it be a 1960s bungalow in the Keys or a 1930s skyscraper in New York. "I like working with something old that has potential,"

One area where Gray did change the ceiling was in the living room. a light-filled space surrounded by windows with fabulous views. This room is all about its connection with the ocean and Gray kept the colors light to work with the sea and sand outdoors. The ceiling here is pickled and bleached with Flos lighting and a ceiling fan from Modern Fan. Many of the furnishings are equally pale in tone.

When asked about his method of working with clients during the decorating process, he playfully responds that he usually "pulls a truck up with everything." But first he likes to "addict the client to items and materials I think

**A blend of vintage and new, from a Warren Platner coffee table to a Brueton T Console, graces this sunny living space. A cowhide rug from Stark pulls it all together.**

they will enjoy and will work well for the project.” This usually involves early visits to places such as B&B Italia, Poliform, Motini and Lutron. Gray’s default position is always towards high quality, even when he is looking for casual pieces.

“But you don’t have to go crazy with spending,” Gray explains. “You can mix pieces from Design Within Reach with vintage items and get a great result.” He acknowl-

**Gray invested a lot in the kitchen, employing quality materials including white Cashmere granite for the countertop and sandstone brick below. He chose non-Sapphire glass for its green tone to use as a backsplash.**

edges that not all clients are ready to select furnishings from the more pricier providers like B&B Italia, although he certainly is pleased when clients are eager to embrace that level of quality.


For this project, he employed his usual method, filling a truck with pieces for the house: “I went to vintage stores, including some in Miami on 125th and 86th Streets, such as Stripe, and loaded the truck up, chandeliers and all. I like a mix of old and new and I tend to bring accessories too; sometimes clients take it all but not always.” In this case, Gray blended several pieces from the client’s own collection, including a vintage Midcentury bench and several artworks.

But it was Gray who brought in the pony skin stools from Paris that he calls his “Cheerios stools” for their textured





Quality of materials reigns supreme in the kitchen. A Cashmere white granite countertop is supported by sandstone brick accompanied by Dornbracht fixtures.



By removing the existing tile, the designer revealed the purity of cantilevered concrete stairs. A David Weeks chandelier gracefully floats above.

side surfaces, the Stark cowhide rug, and the sculptural steel and black glass 1970s Brueton T-console for the living room. Atop the console he placed two 1960s Murano glass “jellyfish” lamps. He also added vintage Italian Parma chairs with brass legs and taupe linen, a Platner

**One of the signature pieces is a distinctive David Weeks chandelier above the staircase. Its simple sculptural forms complement beautifully the raw simplicity of the cantilevered concrete stair.**

coffee table and Donghia fabric for accent pillows as well as a lucite sculpture. For the dining room, the designer selected a Paul Evans Skyscraper table with vintage Herman Miller chairs.

One of the signature pieces is a distinctive David Weeks chandelier above the staircase. Its simple sculptural forms complement beautifully the raw simplicity of the cantilevered concrete stair. Gray had removed the original tiling from the staircase and replaced the wood balusters with a simple cabled rail. Just below the stair is a Gabriella Crespi console, which features a woven rattan top. A twisted cedar lamp adds to the oceanfront feel of the spare space.

Gray invested a lot in the kitchen, employing quality materials including white Cashmere granite for the countertop and sandstone brick below. He chose non-Sapphire glass for its green tone as a backsplash and anigre wood for the cantilevered cabinets above. Achille Castiglioni-designed Fucsia lighting from Flos adds form and light above. The flooring ties it all together using a recycled stone porcelain tile in “sand.”

The end product is a livable, oceanfront hideaway with place for boats out front. “It’s a James Bond getaway,” says Gray.

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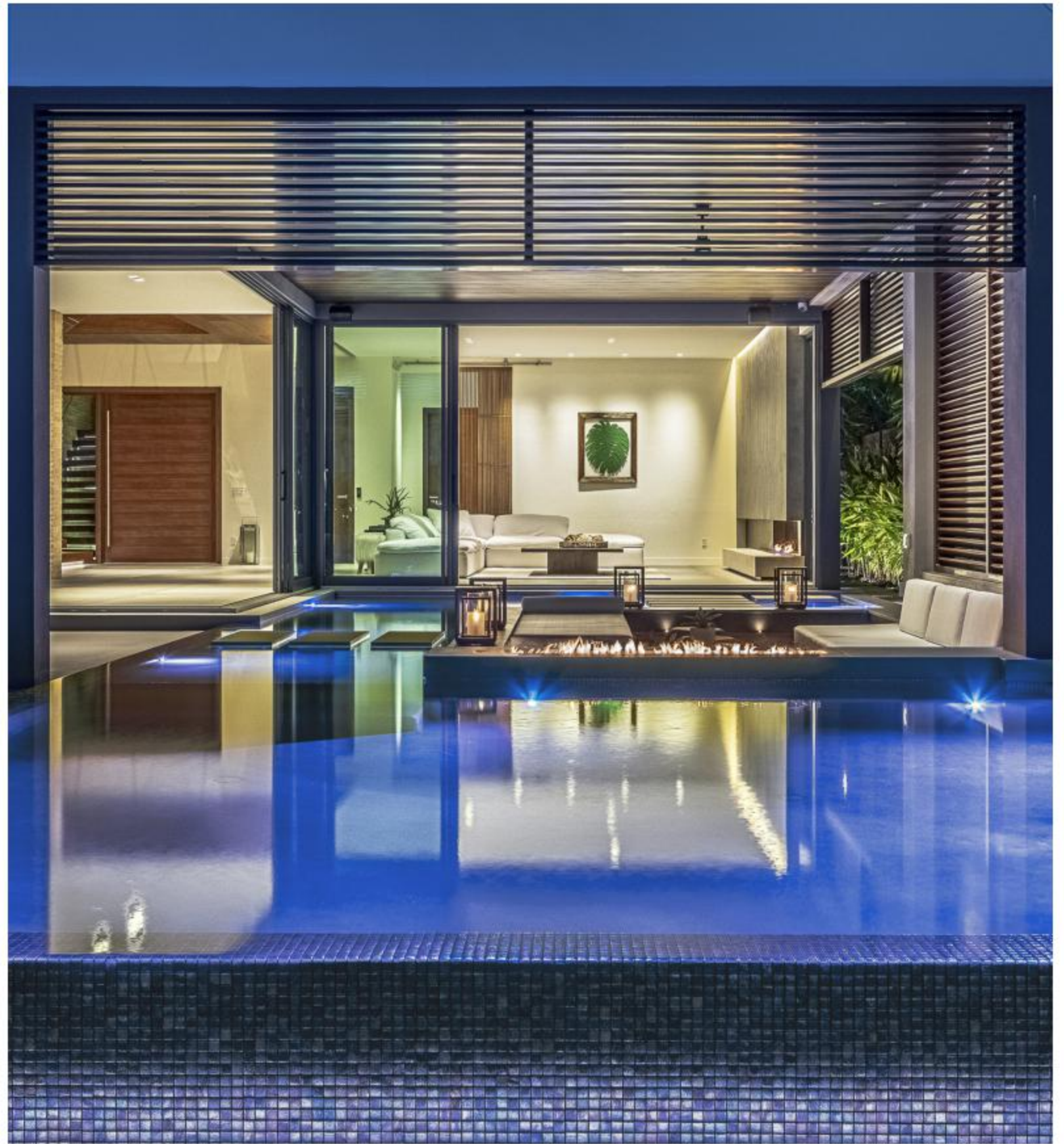
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**A neighborhood plan rendered by SOW Design shows the subject property, on Wilton Drive at NE 21st Court, in yellow.**

**Participating firms:**

Adache Group Architects  
 FieldAgency Architecture  
 Glavovic Studio  
 SOW Design  
 STRANG Design

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# REIMAGINING THE CITY WILTON DRIVE

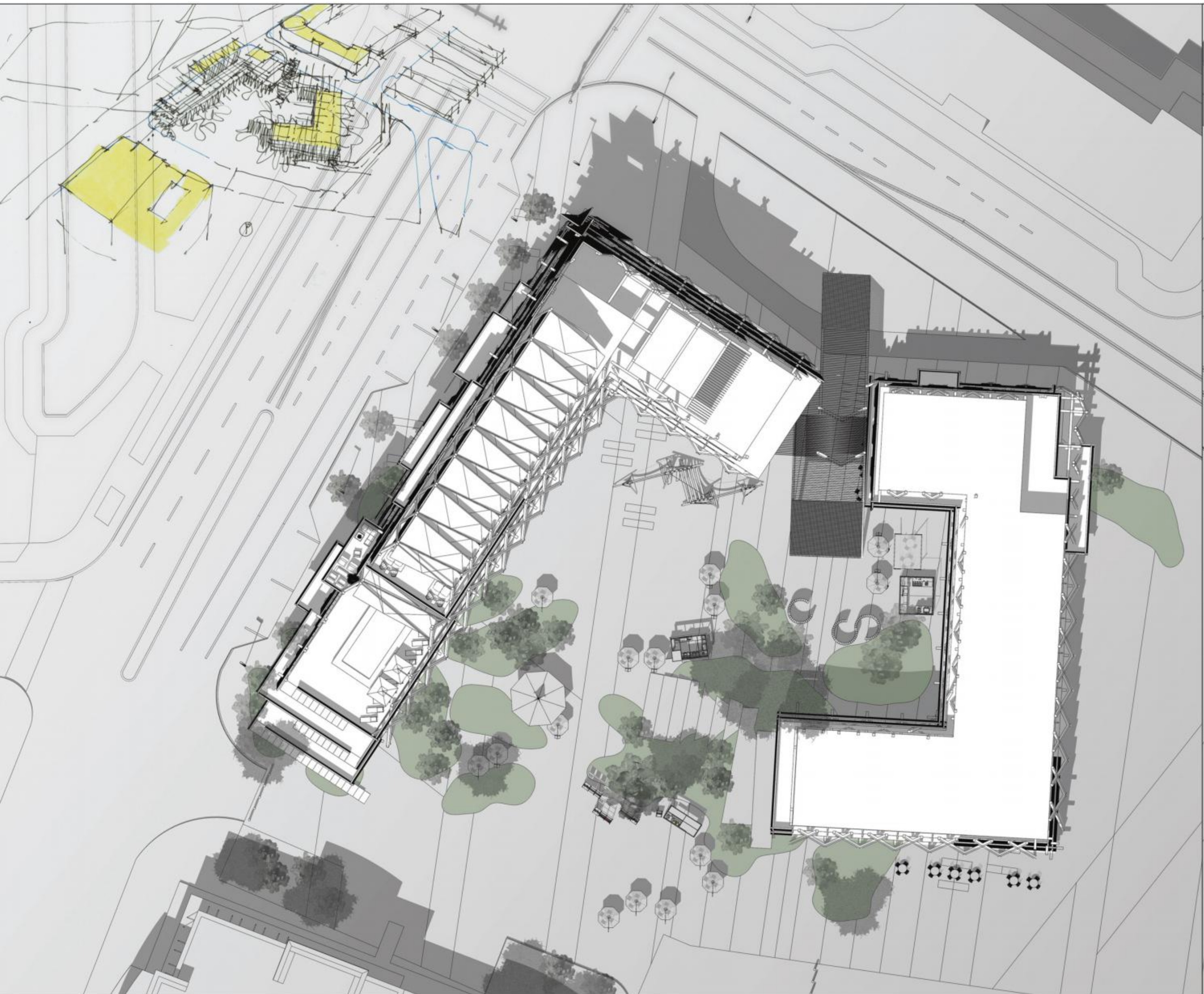
**Five exceptional architectural firms show us just what they envision and why.**

IN 2007, AUTHOR JAMES A. BACON WROTE, “The biggest obstacle to the re-development of decaying “inner suburbs” built in the 1950s, ’60s and ’70s is the irrational fear of density. Any developer asking to re-zone land at greater density will run into a buzz saw of neighborhood opposition. The inevitable complaint: Density = congestion.” Fourteen years later, this same fear still stifles cities in need from moving forward.

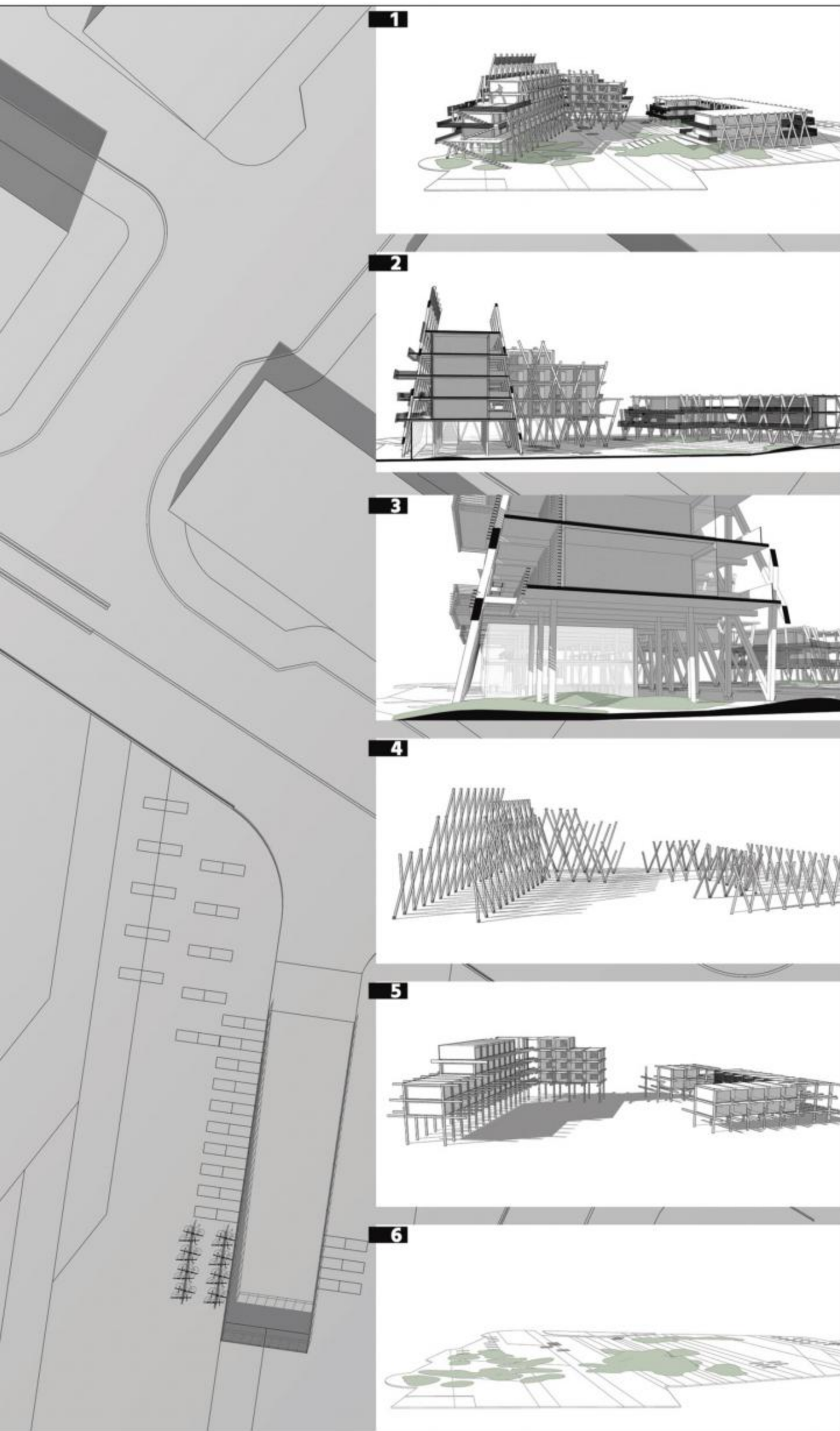
Wilton Manors was a city of just a few thousand as it developed along a timeline that paralleled America’s postwar love affair with the automobile. And, while it might have seemed idyllic to drive a mile for a gallon of milk or four miles to have a good steak in 1955, today, it can verge on nightmarish. What small cities and large suburbs are doing to combat this is to create walkable centers where, more often than not, the car can stay in the garage. Housing and shopping are in close proximity, and the focus is on enlivening the streets with human-scaled, urban design.

With all this in mind, we asked five architectural firms to roll up their sleeves and design what they think should rise up in one of those spaces along Wilton Drive, the spine and lifeblood of that City. We told them not to get caught up in zoning rules and regulations, but rather, to think of this as an ideas generator. We said, specifically, “*You are free to design what you think Wilton Drive wants in this location... and explain why.*”

On the following 15 pages — in random order — are the results.



**Numbered diagrams, right: 1. Boutique hotel faces Wilton Dr. and courtyard marketplace. Affordable residential on the community side. 2. Passive cooling through breezeways, deep overhangs, operable windows, hydroponic gardens. Raised ground level for cooling, combatting sea level rise. Horizontal brise soleil solar protection. 3. Urban Street section: sidewalk/retail/hammock/market/housing/community.**



## Glavovic Studio creates an **Eco-Agora** utilizing cross-laminated timber.

**THE VISION FOR THIS CONCEPT** is to connect the vibrant street life of Wilton Drive to the tradition of the marketplace/mercado/ bazaar, with a uniquely Florida experience and focus on resilient solutions. The “Eco-Agora” is grounded by City Hall and comprised of a large outdoor civic space, a boutique hotel, ground floor retail and affordable housing, helping to address the housing crisis in South Florida.

Sustainable building strategies include elevated ground floors, pervious paving, large, shaded, landscape areas, sustainable materials, increased ventilation and shade. Glavovic Studio proposes eliminating of use of concrete with its inherent large carbon footprint, instead choosing Cross Laminated Timber (CLT) as a sustainable structural system. CLT inspires the concept as one that belongs to the land. This laminated timber creates an arbor or horizontal shade structure for the two shorter exposures on the east and west side of the site.

Repetitious, volumetric modular hotel rooms and apartments are fabricated offsite in warehouses to reduce cost and construction time. The building is porous by omitting modules, allowing for visual and physical connections of the site with Wilton Drive and City Hall, promoting breezes, providing shade and outdoor connectivity to Wilton Drive and the plaza.

CLT structural members together with the use of native landscaping (Cypress Trees, Florida Oaks, Native Palms) provide shade and subtle varied topography; creating the “agora” or marketplace that nods at the hardwood hammocks not too far west from the site at the Big Cypress National Preserve, engendering habitat.

CLT structures can potentially be successful in hot humid climates if certain guidelines are followed during fabrication and erection. The concept we present seeks to spark a discussion into the use of CLT in our masonry dependent region.

**4. Cross laminated timber in a modular system reduces carbon footprint. 5. Modular, with fast track construction and factory production. 6. Hammock with undulating topography, habitat generation.**



**Above:** Seen from the corner of NE 21st Court and Wilton Drive, the Eco-Agora proposed by Glavovic Studio makes extensive use of Cross-Laminated Timber both in terms of shading device and as the overall structure itself, eliminating most steel-reinforced concrete from its construction.

**Right:** looking at the proposal from above Wilton Drive, the Eco-Agora's civic space, market, boutique hotel and affordable housing units all come together in a human-scaled campus.

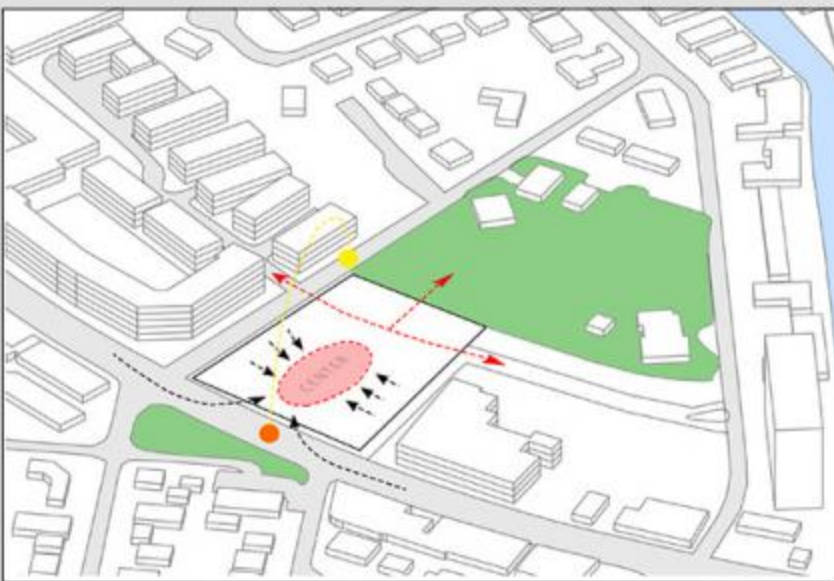


## SOW Design Studio creates dynamism for the city center.

WHEN ASKED TO DESIGN A NEW, mixed-use complex for Wilton Manors, we were inspired by the potential for the creation of a new center for community life, especially given the site's strategic geographical location along Wilton Drive, halfway between Sunrise Blvd. and Oakland Park Blvd.

At the center of the site, a new public plaza featuring green spaces, water ponds, and ample seating, allows for a variety of public activities, taking full advantage of the beautiful South Florida climate year-round. Pedestrian and vehicular internal passages are provided at ground level to allow for fluid circulation through and around the block.

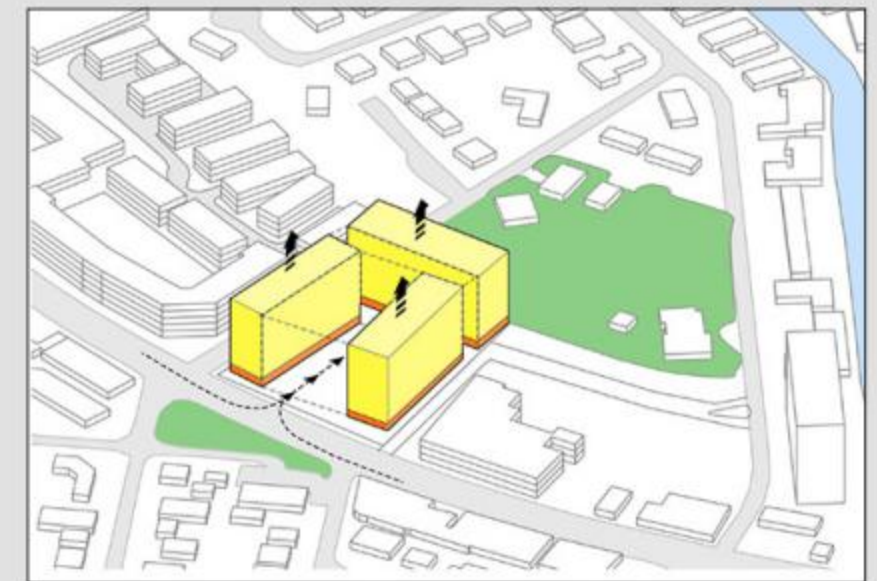
By lifting the east portion of the building and leaving the west side of the site open, the new pedestrian plaza becomes a



Existing site with potential pedestrian plaza and ground level connections.



Maximum development potential for a five story building under current zoning regulations.



Perimetrical distribution of mass with a 10-story building around a central, open area.

Mass redistribution to match existing context, scale and create ground level connections.

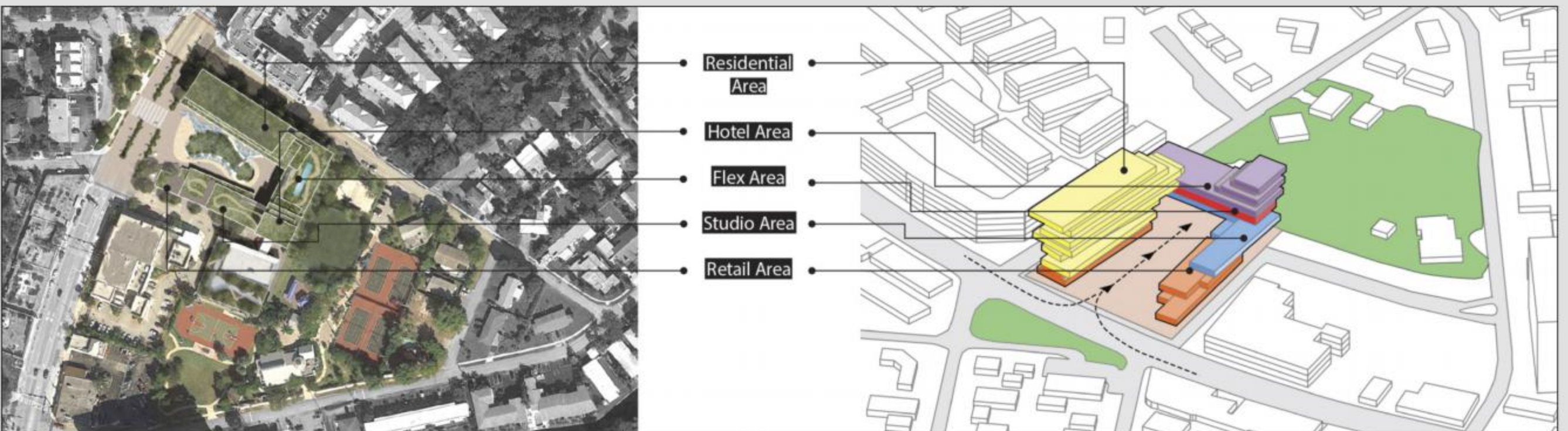


Offsetting the levels to create terraces and shaded spaces on all levels.



Final design with plaza and green connection between Hagen Park and Jay Cee's Park.





**This page, top: By offsetting floors, the architects not only create a visual dynamism, they create a diversity of shaded spaces as well. Above: a diagram breaks down programming of spaces, including hotel, residential, retail and art studios. Facing Page: The open courtyard has potential to double as public event space.**



connector between Hagen Park to the east and Jay Cee's Park to the west.

By concentrating the building mass on the north and south edges of the site, the project is integrated into the existing fabric of the city, complementing the nearby scales and uses. To the south, a cascading system of programmed volumes embraces the plaza, adding publicly-accessible retail, restaurant, studio, and flex spaces to the site. A residential component and boutique hotel are located at the top to the north and east, taking advantage of the long, unobstructed views of the surroundings.

By offsetting the floor volumes, we were able to create diverse, green and shaded outdoor spaces to be enjoyed by the public and new residents. Planting on all levels and a system of wood louvers on the top floors further protects the glazing from direct

sunlight while enhancing the welcoming appearance of the project. Furthermore, the extensive system of green roofs helps manage stormwater and reduce energy costs for cooling.

**To the south, a cascading system of programmed volumes embraces the plaza, adding publicly-accessible retail, restaurant, studio, and flex spaces to the site.**

To satisfy the future parking needs of the project and the city, we identified a parcel east of City Hall as the perfect spot for a garage. This will be connected to the proposed development via an elevated bridge and will match the aesthetics and design of the rest of the project. An active roof featuring gardens and event spaces will top off the garage.





## **STRANG Design asks: Why travel for a purchase when a purchase can travel to you?**

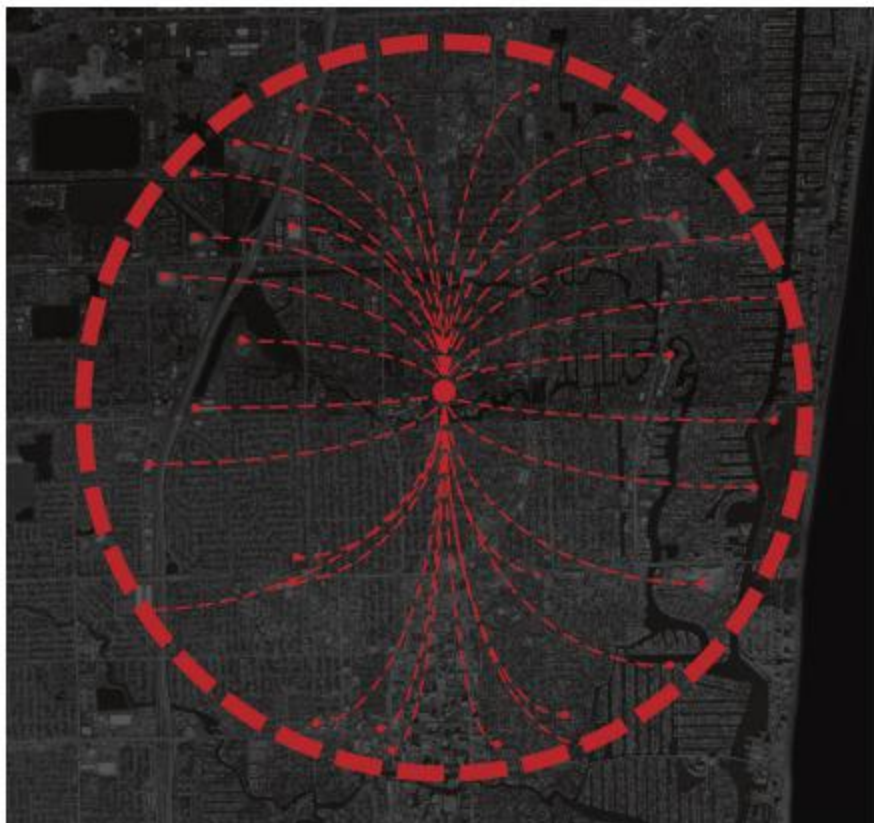
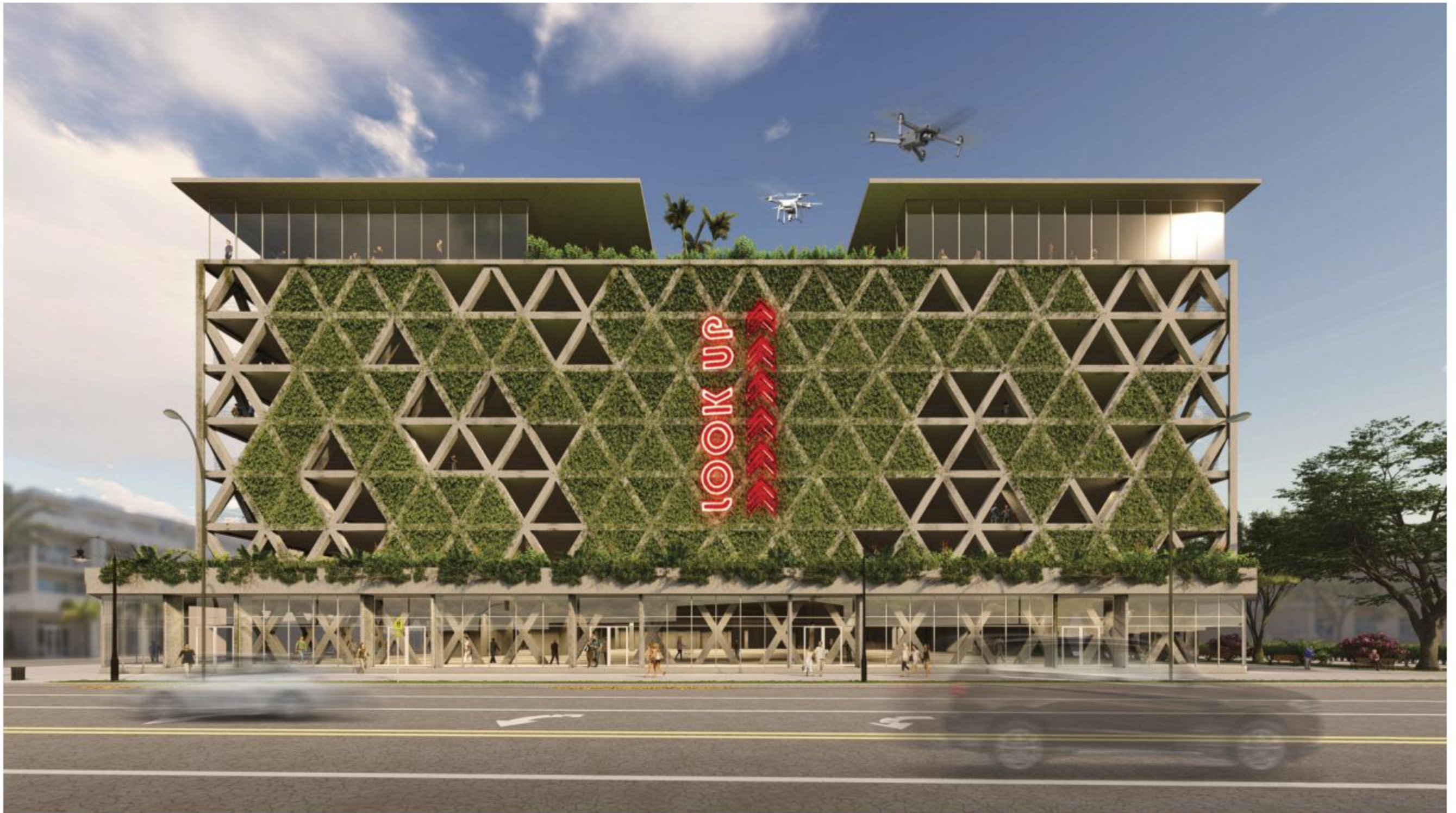
**REIMAGINING AN EMPTY LOT** in the middle of Wilton Manors, this scheme looks to connect technology and the community. In the first phase, the structure will incorporate commercial space, a parking structure, a community center on the upper level, as well as an adaption of drone technology in the local area.

The community center incorporates entities such as classrooms, open terraces, and public gardens, this would be combined with the existing infrastructure of the "drone port". With a range of 5 miles capable of reaching downtown Fort Lauderdale, this "drone port" will act as a vital center of trading goods.

With more companies looking to drones as an environmentally friendly way of delivering packages, this would become an iconic form of infrastructure able to serve the local area, with the potential to increase its range when the technology becomes readily available. A landmark "LOOK UP" sign in neon red would become a visual beacon, emphasizing the multitude of drones buzzing up and away to their destinations.

The commercial space for this phase would be delegated to the street level, with an immediate connection to Wilton Drive. The diagrid structure of the parking garage levels would incorporate green vines creeping up the side, creating a "green wall" moving through the structure, along with native plants topping the commercial space on the first level.

The second phase removes the parking garage completely, and in its place comes more development for small businesses, while still incorporating the "drone port" and community center from the first phase.

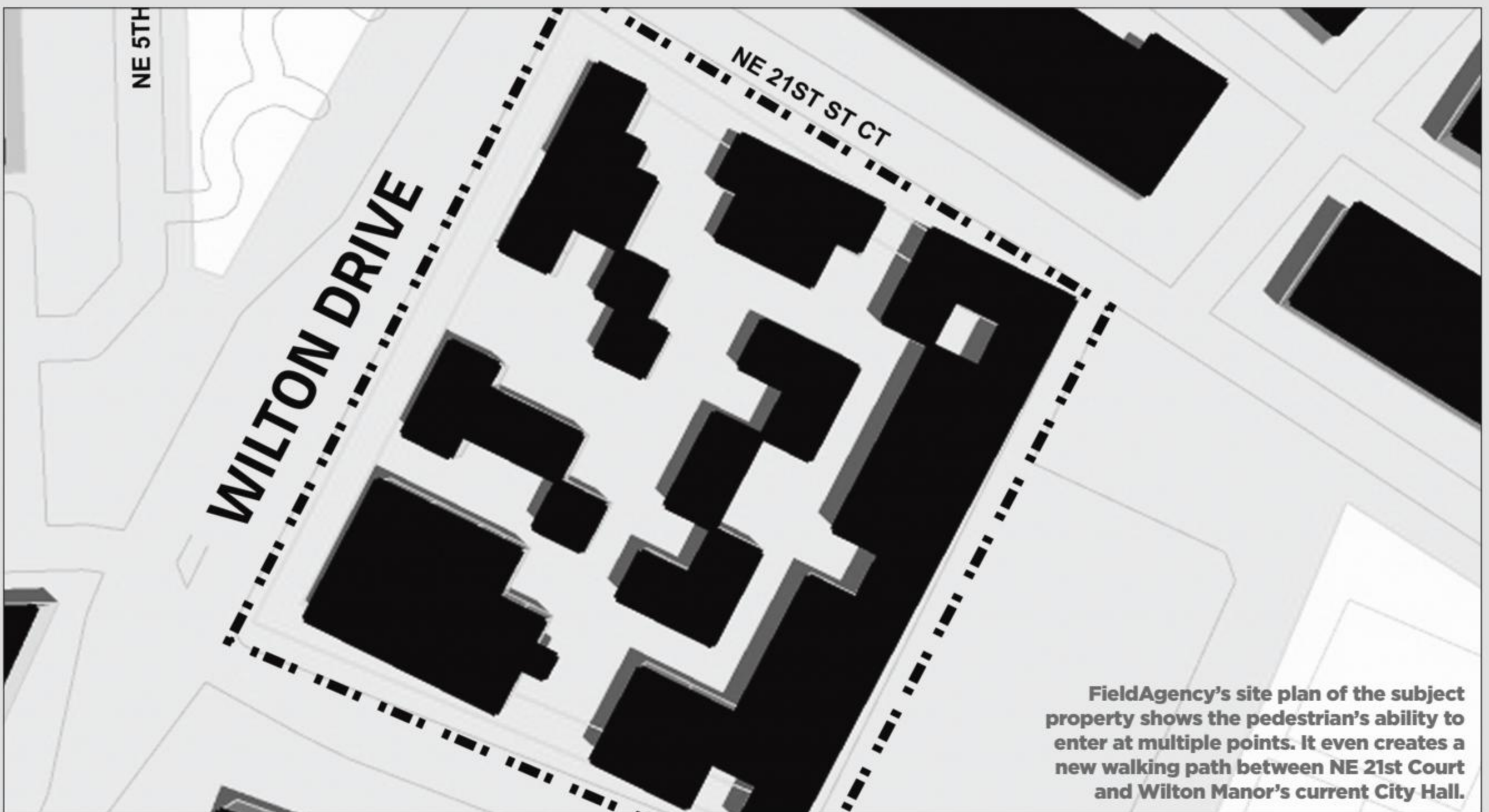


**Clockwise, from top: Seen from Wilton Drive, the drone port would rise eight stories and would be landscaped to encourage vines to create a green wall. Above: the Drone Port would incorporate parking garage, ground level commercial space, and community center on top. Left: Diagram showing potential range of drones from the site.**

**FieldAgency forges  
an anchor for  
today's Wilton Drive.**

AS OUR FIRM IS BASED IN WILTON MANORS, it's difficult for us not to notice how unique this city really is. It offers up lively restaurants and bars that pour onto Wilton Drive, tree-shaded streets, and picturesque neighborhoods. Combine the two, an active Drive and nearby neighborhoods dotted with mid-century homes... and you can imagine you are on some sort of movie set. As a local firm, we've been lucky enough to get deeply acquainted with some of the small businesses and individuals that continue to make - and reshape this beautiful city. That's when we realized how significant the evolution of Wilton Manors has been. There's a collective forward-looking energy here encouraging the city's growth. It was with this realization as an "anchor" of sorts that we decided to move forward with our concept.

We started by considering some of the more pressing challenges we faced. Mainly, a growing local population expecting

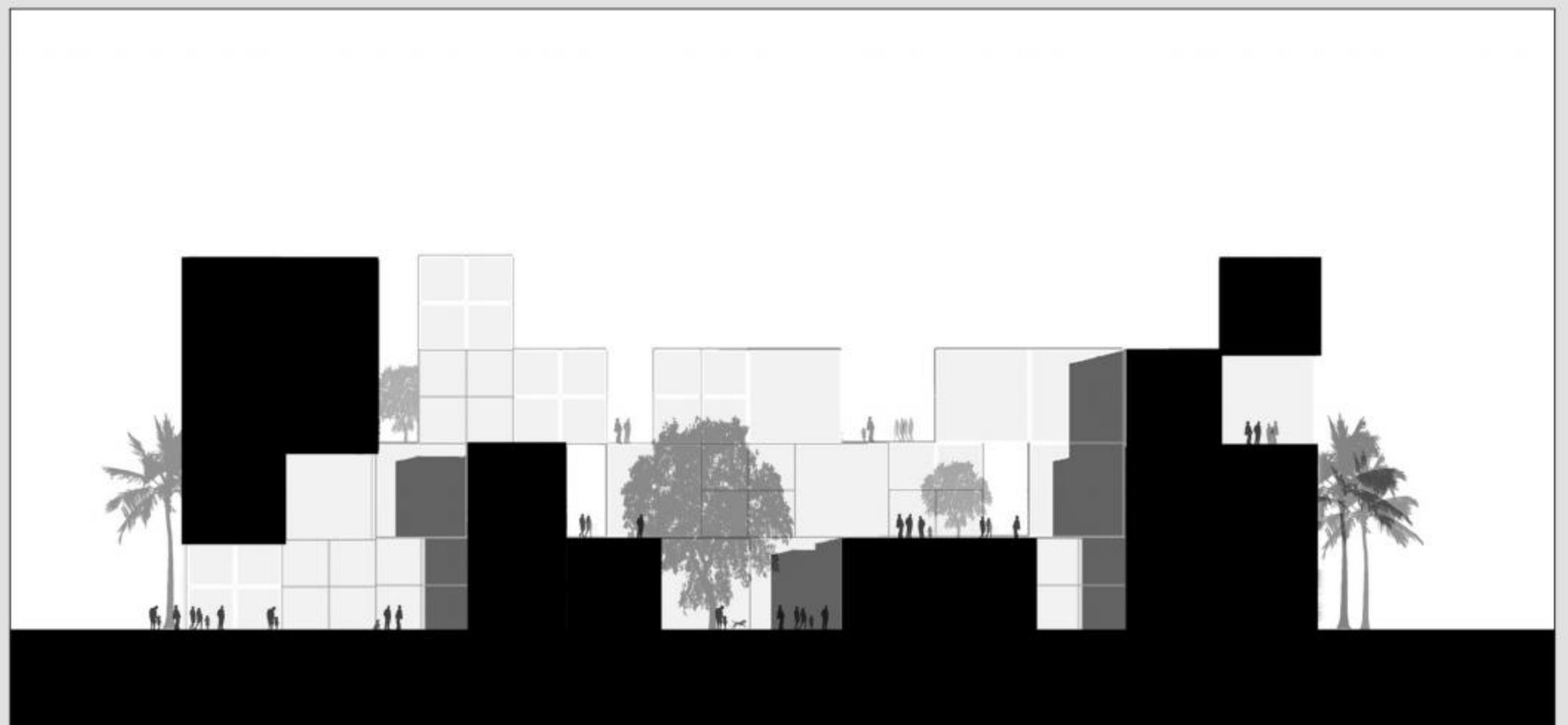


FieldAgency's site plan of the subject property shows the pedestrian's ability to enter at multiple points. It even creates a new walking path between NE 21st Court and Wilton Manor's current City Hall.



**Above: Using the cube as a module, FieldAgency Architecture's submission celebrates the area's sub-tropical climate with open courtyards, multi-level gardens, and a human scale that encourages year-round interaction. Right: Concept of modular system from Wilton Drive.**

**Opposite page: A view from one of the project's upper floors show active spaces of every variety working to create a very dynamic whole. According to the architects, this configuration could be added to if needed.**





to live, work and play all within their local municipality. Specific to the site, we had the challenge of considering the iconic Wilton Drive and all of its activities as well as the very nearby

**To tie this concept together into something tangible, the design incorporates the cube as a modular system that can be added and subtracted, adapting the density to the city's needs as Wilton Manors evolves.**

residences. We knew that for any design to really work here it had to deliver a durable and sustainable solution that adapted and elevated the neighborhood's allure.

Beginning with an understanding of the site's unique proper-

ties we decided that the design needed to have three components broken up into levels of public participation: 1.) high public participation, (located closest to Wilton Drive with small scale service-based commercial program) 2.) medium public participation, (the layer further away from Wilton Drive consisting of semi-private establishments such as co-working spaces and offices) and 3.) low public participation, (further from Wilton Drive and mainly the residential component and supporting amenities specific to the residents)

To tie this concept together into something tangible, the design incorporates the cube as a modular system that can be added and subtracted, adapting the density to the city's needs as it evolves. Harmonizing a modern design aesthetic with the local design heritage, the orthogonal cubes are softened by lush vegetation, shaded and passively cooled via vertical louvers, and makes extensive use of playful terraces and elevated views.





## The W-Hub... Adache Group Architects' city within a city.

OVER THE YEARS, WILTON MANORS HAS BECOME a diverse part of greater Fort Lauderdale. Known for its sizable LGBT Community, it has become a destination recognized throughout the country, attracting both tourists and locals, to its esteemed entertainment scene. Wilton Drive, in particular, has become the *de facto* “Main Street” of Wilton Manors, offering a unique blend of entertainment, arts, shops, dining and living.

Located at the corner of Wilton Drive and NE 21st Court, “W-Hub” takes inspiration from what the city has become as well as its potential. Offering a mix of retail/dining, hotel, residential, public parking, public green-space as well as its very own multi-purpose museum space, W-Hub takes bits of what Wilton Manors does best and plants them strategically on one site: a city within a city.

Rather than building a typical box with its interior program looking out, the idea was to flip that typology and have multiple, unique masses celebrating the space within. Removing the core piece of the cube allows for a central courtyard that is open to the sky via a multi-level atrium space. Separations of the masses in the X, Y & Z directions gives the impression of floating boxes, which work for providing layers of habitable space as well as maximal air flow through the site. The vertical shifts provide height and room for numerous rooftop gardens and public amenities, while the horizontal shifts provide gaps on the ground level to allow for easy circulation to and through the site, for foot traffic and potentially for food trucks at social events.

Along with the separations, each block architecturally represents a new function; an all glass box for the museum, wood screening elements for the hotel component, or angled balconies of the residential portion. Each program is clearly identifiable, yet integrated seamlessly through the use of landscape and connecting “social” stairs.

W-Hub becomes an extension to Wilton Manors' recreational centers and parks. Having Hagen Park adjacent to the site, W-Hub proposes to have an elevated public park atop the garage, overlooking the existing athletics center, as well as having a view towards the east and Fort Lauderdale Beach. This 35,000 square foot plaza and its open landscape offers unlimited potential. It could be used by locals as well as hotel guests to walk their pets, for yoga or aerobic exercise or just to enjoy a morning coffee before work.

The museum is intentionally positioned as a floating box that proudly hovers at the corner of Wilton Drive and NE 21st Court. Inspired by the LGBTQ community that makes up much of Wilton Manors, the Museum primarily functions as the city's very own Pride Museum. When not in use, this gallery space can be utilized for other indoor events, art shows and performances. On its south façade is a 20'x34' projector screen for playing televised events or movies to the crowd sitting on the public steps. The museum is positioned to become a greater Fort Lauderdale hotspot easily recognized by locals and travelers from out of town. Its sculptural spiral staircase and all-glass façade opens exhibitions to those on the street as well as cars waiting at the intersection. It becomes an architectural beacon of acceptance, not hesitant to stand out from the rest of the masses.



Counterclockwise from top: A view of the entire, multi-story project from Wilton Drive, showing museum located in a vitrine-like glass-sheathed box. A 3-dimensional sketch showing location of hotel, residential, museum and amenities within the project. The proposed project, showing extensive green roof coverage.



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# ISLAND

NON-STOP DESTINATIONS FROM FLL

## on *little Palm*

**text** Ed Salvato

**photos** Sammy Todd Dyess

AS THE HERON FLIES, Little Palm Island Resort & Spa lies 160 miles southwest of Fort Lauderdale, but this luxurious, private, adults-only retreat will transport you a world away. Thirty deceptively simple oceanfront suites with ocean-view verandas and private hot tubs in thatched-roofed bungalows dot this idyllic strand otherwise populated by egrets, pelicans and adorable, dog-sized Key deer. With a maximum occupancy of 60 guests, you will barely see your fellow escapees from civilization, though you may want to discreetly check anyway. The resort is known as a must-visit by celebrities and CEOs. (Ask the staff about Scarlett Johansson dancing around the dining room!)

The vibrant turquoise Caribbean laps gently at pristine beaches encircling the 5.5-acre resort, graced with palm trees, capped by a crystal blue sky and painted with an Impressionistic palette shading from light pink, through firetruck red to royal purple twice a day by Sol's diurnal visits.





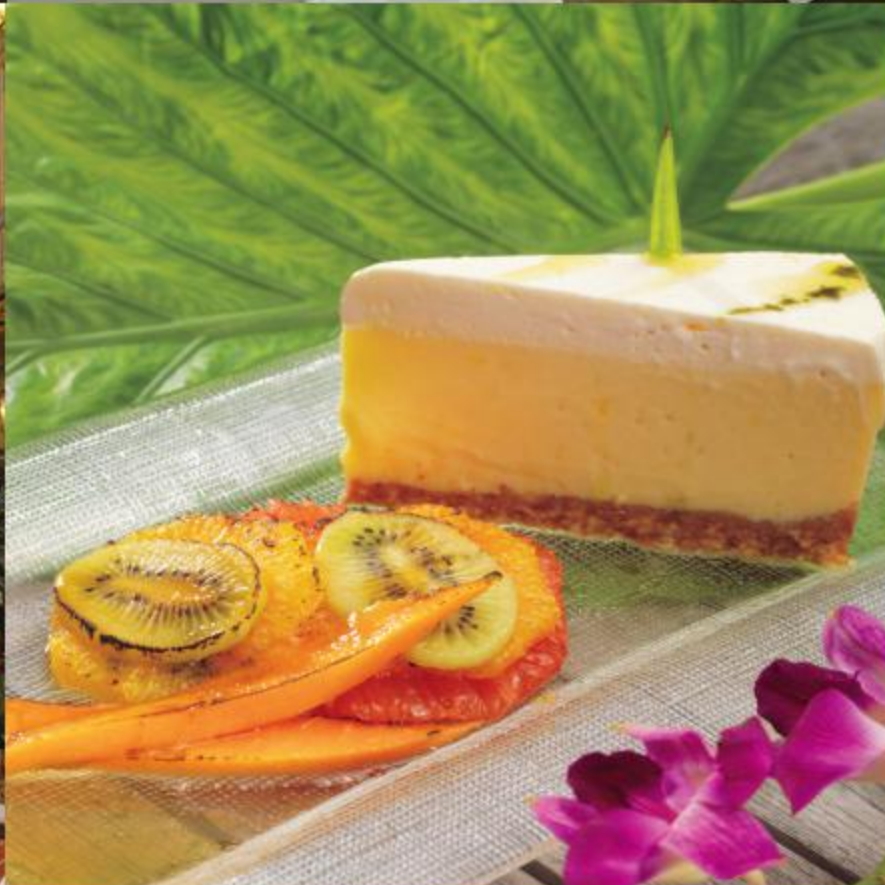
Fly Silver Airways into Key West, then take a 25-minute Uber to the resort's check-in area on Little Torch Key, then step aboard a lovely ten-minute private yacht ride to the resort. Better yet, arrive directly at the resort island's private dock on a Tropic Ocean Airways seaplane. Once there, don't plan on leaving. Also don't plan on catching up on your Netflix list. There are no telephones, televisions or alarm clocks in the rooms to distract. Keeping in mind that you're only allowed to use cell phones in your bungalow, relish this island's natural beauty and fabulous hotel amenities without chirping devices and loud one-way conversations.

*Take a Tropic Airways chartered seaplane and arrive directly at Little Palm Island's private dock.*

Experience the indulgent spa with its many unique body-and-soul enriching treatments; zone out in the Zen garden; loll in the tranquil swimming pool; stake out a nook on a dock furnished with side-by-side chaises and umbrellas.

When you've worked up a hunger, get ready for some of the best cuisine we've ever experienced. Breakfast in the villa is a decadent way to ease into your lazy morning. Have the restaurant pack a delicious lunch basket to nourish a day of kayaking or stand-up paddling. Dinner — with fresh seafood a specialty — is served in three spots: a dining room lined with French doors, on the shaded veranda or just below, on a little crescent of beach, lit by torches and candlelight. The tasting menu is an optimal choice as it reflects the items that most inspire the chef that day.

After filling your stomach, find a spot to recline beyond the lights of the dining room, gaze up into the ink-black night and allow your eyes to feast on the shimmering silver light of a thousand billion stars and thank the higher power that you get to be alive and experience this heavenly spot at this moment.



Clockwise from top left: Crabcakes Benedict with spicy aioli. Open air dining room overlooking the water. Those lucky enough to charter a plane from Fort Lauderdale can land at Summerland Key Cove private airport, just a couple miles from Little Palm's visitor check-in. The Romance Suite is finished with a bamboo ceiling and wooden jalousie windows. The property has extensive walkways perfect for watching the wildlife. "The Truman" carries passengers from Little Torch Key to the island. The resort offers a full spa offering everything from facials to paddle board yoga. A must have at Little Palm Island: Key lime pie.



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### **Tropic Ocean Airways**

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### **Little Palm Island Resort & Spa**

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Newly Listed | 336 N Birch Road, 3B | Fort Lauderdale | \$299,900 | 1 BR, 1.5 BA | Live by the beach in this stunning spacious condo with low maintenance fees and a covered parking space. The kitchen has carrara marble counters, stainless appliances including a new refrigerator and new stove. Beautifully decorated with crown molding, tiled flooring throughout, modern bathrooms, impact windows and sliders and a newer air conditioning unit. **Web# F10274529**

**WHEN IT OPENED IN 1950**, The Escape Hotel was the first in a collection of little (boutique by today's standards) hotels built by George Gill Jr. Gill, along with his father and Gill Construction were the primary force in developing post WWII Fort Lauderdale. Gill hired architects Theodore Meyer and Lester Avery and built The Escape — allegedly naming it after his yacht. Before long, Gill had an empire of beautifully designed hotels like the Yankee Clipper and Jolly Roger and a collection of entertainers that helped him lure the New York Yankees to train in Lauderdale and brought guests like Joe diMaggio, Marilyn Monroe, Mickey Mantle and Jack Paar to its shores. The catalyst for this empire was his success at The Escape.

Designated historic in 2004, The Escape spent much of the next decade in limbo, as the subject of various schemes and the chattel of various owners until Dev Motwani and his team bought it up and hired Garcia Stromberg to come up with plans to develop the property into The Gale, eventually restoring the 96 room hotel component. Finding just the right partner for that piece of the puzzle was, in the minds of Motwani and his business partners, absolutely key. It was also top-of-mind for Banyan Investment Group,

who purchased the nearly ready to reopen hotel for \$23 million in late 2020. Banyan, no doubt with a keen eye trained on what North Beach Village was wanting, chose Kimpton.

## AND IT'S KIMPTON FOR THE WIN!

**72 YEARS AFTER OPENING AS THE ESCAPE HOTEL, THE LANDMARK REOPENS, FULLY RESTORED AND UPDATED AS THE KIMPTON GOODLAND.**

**text** Jane Healy

This section of the beach has undergone a complete transformation over the past 15 years. Not only is it now home to establishments like the Conrad, W, and the soon-to-open Four Seasons, it's home to revamped mid-century beauties like Aqua, Tranquilo, Royal Palms. It's these restored beauties that brought attention back to an area now known as North Beach Village.

Upon being selected, Kimpton seized upon this retro glamour, playing up the landmark property's past while offering everything Kimpton guests have come to expect. The property boasts two pools and a state-of-the-art fitness center. Latin American and Caribbean-influenced dishes are due to be served up at *The Botanic*, an intimate venue that takes the place of The Escape's original dining room. Augmenting this is *Good Bar* with its emphasis on drinks and smaller plates served poolside.

The Goodland has one foot rooted in the fabulous fifties, while the other is planted firmly in the 21st century. That, my friends, is exactly what makes this divine little section of Fort Lauderdale Beach so special.

---

*The Kimpton Goodland plans a "soft opening" for the hotel, restaurant and bar on the 23rd of April and will be fully open for business as of May 1st.*



# THE BRIGHTLINE STATIONS





**text and photography** Steven Brooke

**THE FUTURISTS** and speculative fiction writers I read growing up promised me hover cars, Martian and Lunar colonies, an end to disease and famine, and a limitless source of clean, free energy. The all-in-one iPhone aside, we have not come very far.

However, given that there is no future in pessimism, let me affirm that the Brightline Stations in Fort Lauderdale and Palm Beach, by Zyscovich Architects, exhibit a far better vision of the future than what we typically have been given. Apart from being clean, efficient, welcoming and eco-friendly, they are uncompromisingly and unapologetically optimistic in the way that the architecture of the future is portrayed on those science-fiction book covers that mesmerized me as a child.

---

*Steven Brooke is an architectural photographer and writer. He is a Fellow of the American Academy in Rome, winner of the National AIA Honor Award in Photography, and a faculty member of the University of Miami School of Architecture. He is the photographer of over 40 books on architecture and design and hosts a youtube channel on architectural photography and composition.*

# THE **FUTURE** WE WERE PROMISED

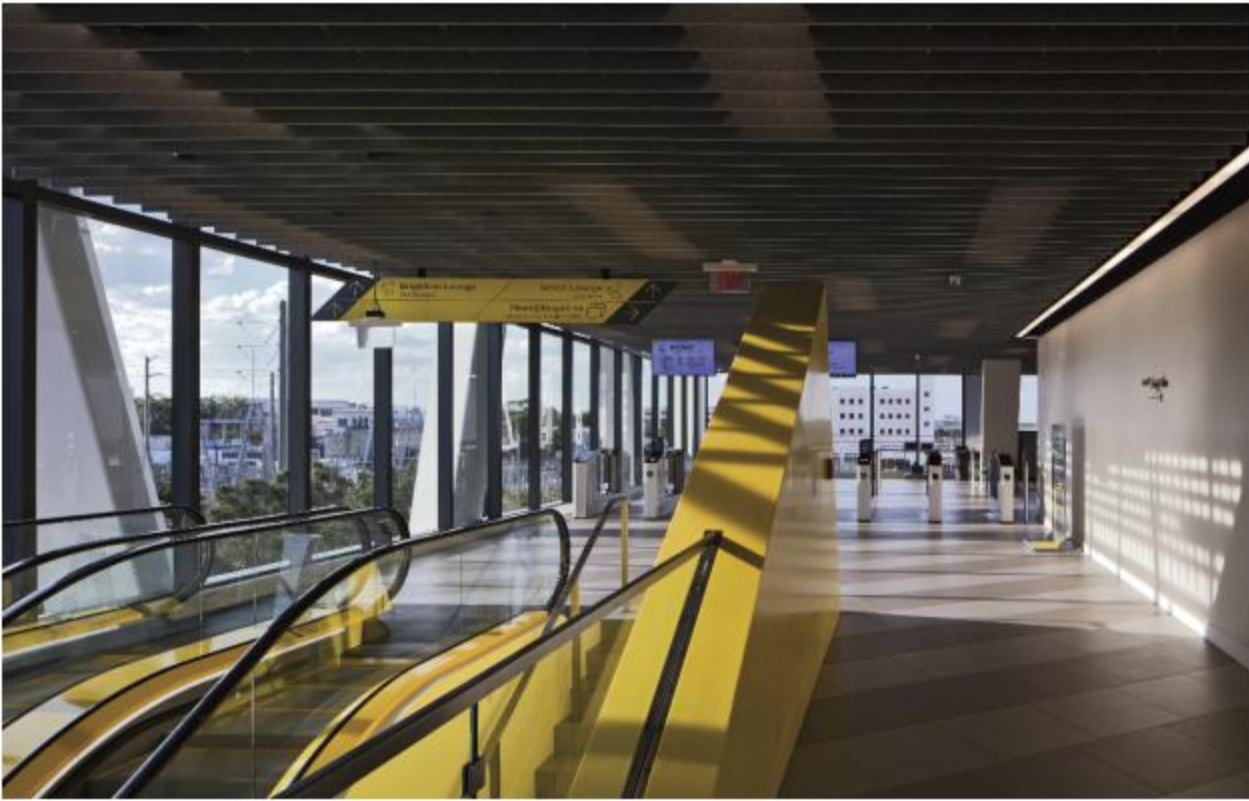


My photographs emphatically serve that vision. The long vistas portray a dynamic coming-and-going; the extreme diagonals depict speed and motion; and the deeply sunlit interiors, reflecting the architectural forms on the inside walls, echo the very name, Brightline. But there is more to these stations than simply a place from which to travel. Rather, however brief the passengers' stay in these stations may be, and whether they know it or not, they are experiencing that very future for which we had hoped.



The photographs were composed with a decided sense of advocacy. The station is intentionally photographed in the context of the surrounding uninspired architecture. Optimistically, we know that the transitions away from these mundane buildings will ultimately — must — occur. The presence of the Brightline Stations we hope will hasten that transition.

**Opposite page: Fort Lauderdale station   Above: West Palm Beach station**





**Opposite page from top left: Going from the ticket counter to the platform in the West Palm Beach station you ascend, surrounded by light, into the future of travel. Top right: Sitting in the West Palm Beach station you are isolated from the mundane. Bottom right: The jutting corner of the West Palm Beach station is composed as a visual assault on the surrounding architecture, like Bernini's fountain statue turning away from Borromini's church in Rome's Piazza Navona. Bottom left: Adjacent to buildings of the past, the Fort Lauderdale station's 'newness' is that much more evident.**



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**Clockwise from top right: Vegan red velvet cupcakes made a splash on Valentines Day, and are sure to return. Cyth's version of the classic quiche whether Lorraine or vegan, seen here, are a brunch favorite. The wraparound terrace at Cyth offers plenty of seating in the fresh air.**



**CYTH & CO. HAD JUST FINISHED** renovations at the old Switchbox coffeehouse site when — you guessed it — Covid hit. How does a business that thrives on a culture of gathering and camaraderie stay afloat when everyone is sealed away at home?

That conundrum hit most food venues like a ton of bricks. But nimble Cyth & Co. was not going to see their dream squashed without a fight. Using Facebook and Instagram, they kept people obsessed with their flat-breads and quiches and muffins through alluring photography, and made it a snap to order for pick-up or delivery.

With things just a little more relaxed today, Cyth & Co. beats out the competition not only because magic seems to emerge from its kitchen, but because they have a huge

# Now Open: **Cyth & Co.**

**text** Mary Dugan

terrace for breezy, *open air* dining. And let's face it, Covid or no Covid, that's what people come to Florida for. Save the air conditioned dining rooms for Indiana... we'll take the table over there with the umbrella, thank you very much.

If you venture to Cyth & Co., even just for a macchiato and a bacon & cheddar scone, you might get hooked. Come Sunday morning for a cortado, and one of their mouthwatering hash brown waffles, and that chance of being hooked goes up exponentially. Peaceful and off the beaten path, we think Cyth & Co is here to stay.

**Cyth & Co.**

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**Colee Hammock** | 217 SE 16 Avenue | Under Construction  
 4BR/4.5BA Cape-Style | 3,765 SF | Dormered Windows  
 Wrap-Around Porch | Double Sided Fireplace | Pool | 2-CG  
 1 Block Off Las Olas | \$1,995,000



**Coral Ridge** | 2724 NE 29 Court | Under Construction  
 4BR/3.5BA | Den | 3,106 SF | Den | 2-Covered Terraces  
 Dramatic Glassed Atrium Entry | Contemporary Interiors  
 Pool | 2-CG | \$1,975,000



**Colee Hammock** | 12 SE 10 Avenue | Under Construction  
 The Beverley Las Olas | 3BR/3.5BA | 3,033 SF | Den  
 Elevator | Modern Finishes | 2 Terraces | Pool | 2-CG  
 Gated Entry | Steps to Las Olas | From \$1,295,000



**Coral Ridge** | 2731 NE 14 Street #1 | New Construction  
 Waterfront Town Home | 3BR/3.5BA | 2,886 SF | Elevator  
 Private Dock 42' Boat | Premium Finishes  
 Balcony | Terrace | 2-CG | \$1,875,000



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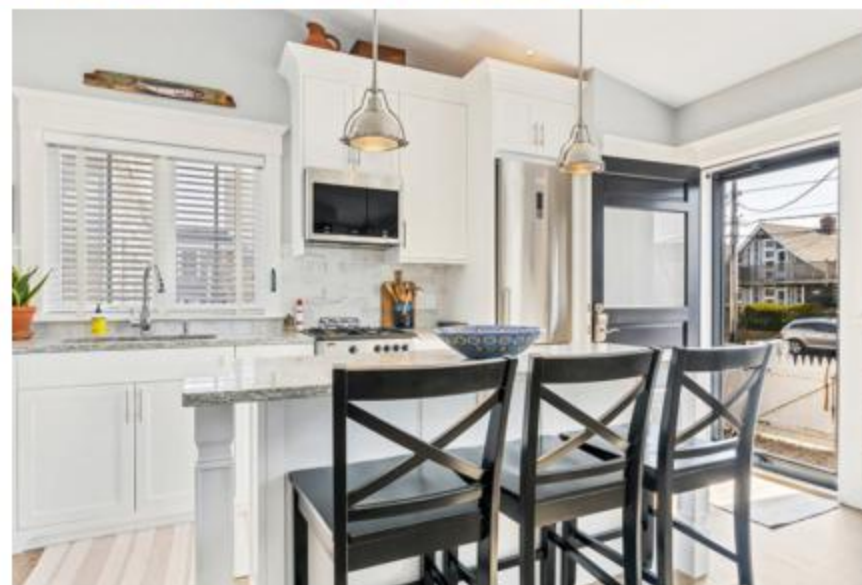
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**New Construction | Contemporary Design | \$2,789,000**  
Open Floor Plan | 5BR | 6BA | 3-CG | Office | Elevator | Pool



**New Construction | Transitional Contemporary | \$1,999,000**  
5BR | 3.1BA | 2-CG | Pool | Bright Open Plan



**Glass at Victoria Park | New Townhome | \$825,000**  
**ONLY 1 LEFT | 3BR | 3.5BA | Loft | 2-CG | Walk To Restaurants**



**Tropical Paradise | \$725,000**  
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## From clubhouse to our house: The story of Coral Ridge Country Club Estates.

**text** Mary Dugan

JUST AS THE DEVELOPERS OF CORAL RIDGE lured potential buyers into its new development with amenities like the Charles McKirahan-designed Coral Ridge Yacht Club, when Coral Ridge Properties was ready to sell lots in adjacent Coral Ridge Country Club Estates they built (what else?) a Country Club.

Developers conceptualized what Coral Ridge Country Club Estates was to become, right from their little office at 716 E. Oakland Park Boulevard. A large part of that concept had to do with leisure... and leisure in South Florida meant boating and golfing. The group and their architects and construction crews needed to build on those leisure dreams, and build on them in a big way. But Fort Lauderdale, they must have surmised, was no Connecticut. There

would be no neo-Tudor clubhouse with puffing chimneys and oak trees. Postwar Florida needed to put out a completely different vibe to attract potential buyers... something tropical, breezy. In 1950s Fort Lauderdale, Charles McKirahan was one of the few architects who understood the flare needed to convey Florida's pool and patio lifestyle. James Hunt, Joe Taravella and Steven Calder, the men in charge of Coral Ridge Country Club Estates development, went straight to McKirahan who designed an impossibly long, ground-hugging clubhouse topped by a fabulous (recently discarded) Bermuda roof, all painted a gleaming white. Try finding *that* in Bloomfield Hills!

**Above: Architect Charles McKirahan's sprawling clubhouse, built in 1954, was soon surrounded by land-hugging ranch-style homes, some of which have been replaced.**

## On The Market in Coral Ridge Country Club Estates



Address: **2841 NE 38th Street**  
 Description: **5 bed, 6 bath, waterfront, pool**  
 Size: **5,075 Square Feet**

Asking Price: **\$2,950,000**  
 Listing Agent: **John O'Flaherty**  
 Company: **Keller Williams Realty Prof.**  
 Contact: **954.565.7989**



Address: **3917 Country Club Lane**  
 Description: **5 bed, 6+ bath, pool**  
 Size: **5,000 Square Feet**

Asking Price: **\$3,995,000**  
 Listing Agent: **Francisco Garcia**  
 Company: **Engel & Voelkers**  
 Contact: **561.722.8905**



Address: **4812 NE 23rd Avenue #6**  
 Description: **2 bed, 2 bath, pool**  
 Size: **942 Square Feet**

Asking Price: **\$299,000**  
 Listing Agent: **Liz Halford Ward**  
 Company: **Better Homes & Gardens**  
 Contact: **954.803.2220**

McKirahan's club design was an instant hit and its laid back image influenced either overtly or subliminally, much of what was built in the next decade. Stretching north and south from the Club, the developers at Coral Ridge Properties oversaw extensive dredging and filling, creating no less than 19 finger-like peninsulas reaching into the waters of the Intracoastal. This ge-

**STRETCHING NORTH AND SOUTH FROM THE CLUB, ITS DEVELOPERS OVERSAW EXTENSIVE DREDGING AND FILLING, CREATING NO LESS THAN 19 FINGER-LIKE PENINSULAS.**

nius move gave the nascent neighborhood 20 idyllic canals, allowing yachts easy, "no fixed bridges" access to the Intracoastal and Atlantic Ocean beyond.

Now called home by about 4,900 residents, Coral Ridge Country Club Estates is — without doubt — a well-to-do community, with a median household income about twice the city average. While

the vast majority of housing stock here is comprised of single family homes, most of which rose in the 1960s, there are a number of multi-family condominiums, co-operatives and apartments located along the neighborhood's northern, western and, to a lesser extent, southern edges. The neighborhood also includes a new development with a guarded entry off N. Federal Highway called The Enclave. With 36 expansive lots starting at 17,000 square feet and growing to over an acre, the homeowner's association carries with it a one-percentish restriction that no new home built here may be smaller than 3,700 square feet. Be that as it may, those living here like it, and homes here have already been constructed topping 12,000 square feet.

Although there are a few small condominiums in older buildings with idyllic golf course views under \$200,000, these are outliers. The vast majority of homes on the market now are single-family homes asking from \$700,000 to \$3,000,000. There are outliers on this end of the market as well, with single-family homes at the enclave asking \$4 to \$5.75 million.

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## Recently Sold in Coral Ridge Country Club Estates



Address: **2500 NE 40th Street**  
Description: **3 bed, 3+ bath, pool**  
Size: **3,827 Square Feet**

Asking Price: **\$2,100,000**  
Sale Price: **\$1,950,000**  
Listing Agent: **Gilles Rais**  
Company: **Coldwell Banker Realty**



Address: **3933 Country Club Lane**  
Description: **8 bed, 8+ bath, pool**  
Size: **8,958 Square Feet**

Asking Price: **\$7,200,000**  
Sale Price: **\$6,078,550**  
Listing Agent: **James Hoffman**  
Company: **Heritage Intl. Realty**



Address: **2824 NE 33rd Ct. #5**  
Description: **2 bed, 2 bath, waterfront, pool**  
Size: **877 Square Feet**

Asking Price: **\$220,000**  
Sale Price: **\$202,500**  
Listing Agent: **Dale Palmer**  
Company: **Coldwell Banker Realty**

# Sapphire Fort Lauderdale

## Modern Sophistication



### 403S - \$845,000 3 Bedroom | 3 Bath | 1,888 SF

This well appointed, 3+3 has been re-imagined for entertaining! There is a partial ocean view from living room and master bedroom, the den was converted to formal dining area, newer KitchenAid appliances, updated master bath, 2 garage spaces and a storage unit. The apartment features 1888 sf under a/c + balcony.

### 303S - \$749,000 3 Bedroom | 3 Bath | 1,888 SF

Beautiful 3+3+den boasts 1888 sf under a/c with a balcony of 180+ sf. The split bedroom plan affords privacy for all, marble floors throughout, great natural light and palm tree views from all impact windows. Tons of closets space plus a rare storage unit are amongst the many features of this beautiful apartment.



### 706N - \$619,000 2 Bedroom | 2 Bath | Den | 1,274 SF

This 2+2+den is offered turn key. Enjoy ocean and Intracoastal views and breezes from a full width balcony. Marble floors throughout, motorized Hunter Douglas blinds, floor-to-ceiling impact sliders lead to the balcony from the living and bedrooms. Updated doors, lighting, built out closets and more, enjoy from day one!

### 1101S - \$895,000 2 Bedroom | 2 Bath | Den | 1,468 SF

High floor unit features dramatic vistas of the Intracoastal, city and sunsets along with a spectacular kitchen renovation with no expense spared. Marble floors throughout, custom lighting and blinds, move right in! True split bedroom floor plan, wraparound balcony, includes 2 parking spaces and a rare storage unit. Truly exceptional.



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Rendering of Galleria Villages, phase 1, nearing completion on the eastern edge of Lake Ridge.

## Phoenix Rising: Lake Ridge continues its powerful regeneration.

**text** Mark Williams

**WEDGED IN BETWEEN VICTORIA PARK** and Poinsettia Heights, Lake Ridge is a tiny, 175-acre neighborhood that has been on a determined, upward swing for 20 years. It runs just 3 blocks north to south between Northeast 13th Street and East Sunrise Boulevard from the Florida East Coast Railway lines on its west to Federal Highway on its east.

To be sure, Lake Ridge was a post-war baby, with much of its rapid build-out in the 1940s and 50s fueled by financing back-stopped by the Federal Housing Administration (FHA) and Department of Veterans Affairs (VA). Unlike nearby Coral Ridge, Lake Ridge was never imagined to be a neighborhood of fur coats and country club memberships; it was meant to be down-to-earth and modest. Developers like the Gill Construction Company saw a need for

what amounted to starter homes for returning vets and their families and began building in earnest just to the north of Lake Ridge to fill this need. Their development spilled over into Lake Ridge as the platting and utilities had long since been completed. And every once in awhile, you can find a single-family house designed by the well-known architect, William Vaughn.

**SINGLE-FAMILY LAKE RIDGE HOMES THAT SOLD BELOW \$150,000 IN THE YEAR 2000 ARE WORTH 2 1/2 TIMES AS MUCH TODAY.**

Lake Ridge has an enviable, east Fort Lauderdale location close to shopping on North Federal Highway, Gateway Shops and The Galleria. Residents are never more than a few blocks from countless

## On The Market in Lake Ridge



Address: **1251 NE 18th Avenue**  
 Description: **3 bed, 3+ bath,**  
 Size: **2,017 Square Feet**  
 Asking Price: **\$679,000**  
 Listing Agent: **Dayana Susterman**  
 Company: **Compass Florida LLC**  
 Contact: **347.580.3745**



Address: **1111 NE 18th Avenue**  
 Description: **3 bed, 2 bath plus 1 bed, 1 bath casita, pool**  
 Size: **2,800 Square Feet**  
 Asking Price: **\$899,000**  
 Listing Agent: **Whitney Dutton**  
 Company: **ReMax First**  
 Contact: **954.614.6517**



Address: **1215 NE 13th Street**  
 Description: **2, 2 bed, 1 bath units**  
 Size: **1,305 +- Square Feet**  
 Asking Price: **\$499,000**  
 Listing Agent: **Pamela Mereider**  
 Company: **Earthrise Realty Inc.**  
 Contact: **954.202.5800**

shopping and dining destinations, not to mention Bennett Elementary and Sunrise Middle School. And although there are no public parks within the neighborhood's boundaries, residents love their

**WITH PROPERTIES ELSEWHERE IN THE CITY BEING SNAPPED UP, THE VALUE OF ITS LOCATION APPEARS TO BE TURNING UP THE HEAT ON LITTLE LAKE RIDGE... YET AGAIN.**

proximity to Holiday Park, which offers innumerable facilities and activities for every member of the family. In addition, the beach is just 1.5 miles due east. With properties elsewhere in the city being snapped up right and left, the value of its location appears to be turning up the heat on little Lake Ridge... yet again.

Although it saw a downturn in the decades before the millennium, Lake Ridge had changed course by the time 2020 rolled around; and there's been no turning back since due in large part to low price points compared to its surrounding neighborhoods. Real estate investments in Lake Ridge circa the turn of the century have

generally turned out to be savvy bets. Single-family homes that sold below \$150,000 in 2000 are worth 2 1/2 times as much today. But the typical 2-bed, 1-bath Lake Ridge single family home from those days is becoming harder and harder to find as townhouse development grows here. One of the newest developments is the first phase of Galleria Villages on NE 18th Avenue. This collection of twelve 2-story townhouses is nearly complete. And although none of these 3-bedroom, 3.5 bath residences has yet to close, the range of asking prices was from \$679,000 to \$750,000.

In the last 6 months, the median price for a single-family or townhome was \$408,500, and ran between \$165 and \$471 per square foot depending on size, location, and level of finish. At press time there were 13 single-family or townhomes on the market that were not already under contract, the least expensive with an asking price of \$398,000 (\$199 per square foot) for a 1,990-square foot, 3-bedroom, 3 1/2-bath townhome at Villa Medici. At the other end of the market was a 2200-square foot, renovated 3-bedroom, 2-bath pool home with a 600-square foot, 1-bedroom, 1-bathroom guest cottage offered at \$899,000 (\$350 per square foot).

# THE PORCH IS THE TREE IS THE WATERING HOLE



## Where We Gather - Black in Sistrunk

Free admission. Open to the public Thursdays and Saturdays 11AM - 2PM, on view through May 2021 with reservations.

## African American Research Library & Cultural Center



@BrowardArts ArtsEvents.Broward.org    

2650 Sistrunk Blvd, Fort Lauderdale

Reservations required: [ArtsCalendar.com/Sistrunk](https://www.artscalendar.com/Sistrunk)

#WhereWeGather



Bobo, Adopted August 2017



## 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.

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[www.LRRoF.org](http://www.LRRoF.org)



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Sanctuary Home & Gift 515 N. Andrews Ave.

**Buck & Beard 815 NE 13th St.**

Saravá Açai Cafe 2213 N. Dixie Hwy.

The Mailbag 1314 E. las Olas Blvd.

Thasos Greek Taverna 3330 E. Oakland Park Blvd.

...and don't forget, we're online 24/7 at [IslandFTL.com](http://IslandFTL.com)

“So you arrive Friday? Great! Jim and I will take you to The Reef. Oh, you’ll love it! Supposed to be a good singer there this week... Nina Simone or Nina Simon... something like that.”

IT’S HARD TO BELIEVE in this era of iPhones and Zoom calls that for decades, Southern Bell ruled the Florida telecommunications market with an iron fist. But whether you wanted a pink Princess phone for the bedroom, a beige, wall-mounted dial phone for the kitchen or maybe even one of those newfangled “Touch-Tone” telephones, you had but one choice. There was only one way to search for telephone numbers as well: the one pound phonebook and its two pound cousin, the Yellow Pages. Current generations have never even seen a phonebook, yet alone dialed “directory assistance” to hear a woman tell them “That number is Greenleaf 5-1514, dearie” for which Southern Bell charged then a quarter. But alas, there was no Google or Siri to ask for free.

This lack of choice extended to monthly service as well, and in late 1983, the United States government had had enough and broke the Bell System’s strangle hold on American phone service, giving birth to seven small, regional companies. With this dissolution, the evocative Southern Bell moniker dissolved into the more generic BellSouth. After that, all heck broke loose with competitors elbowing their way in, as well as engineering and automation changes.

A brand new, six-story switching system built to handle the volume of calls in the burgeoning Fort Lauderdale market in 1962, was beyond outdated by 1983. Technological advancements swept in the new electronic switching system or ESS, making that building obsolete. Decades later, in an age of T-mobile, Verizon, Sprint and a dozen more, the once dated switching station at 115 NE 3rd was suddenly seen as “vintage.” In a brilliant example of “adaptive reuse” the old Southern Bell property became The Exchange Lofts, an apartment building that was recently sold by Blackstone Investments for \$23 million.





Deco Chaise model 7530 with channeled upholstery and lucite base.



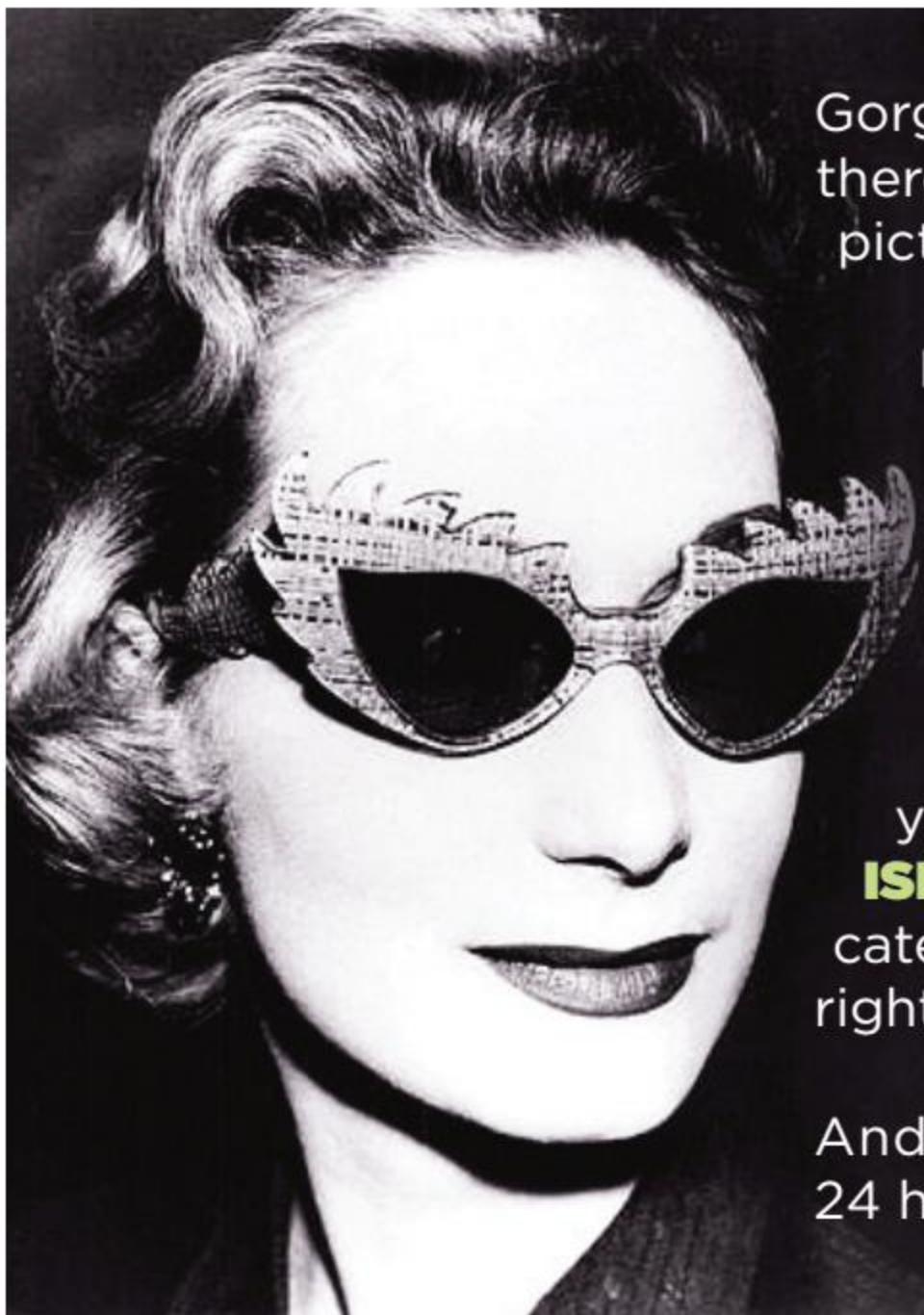
Designed by Vladimir Kagan in 1969. 31" wide, 28" high, 68" long.

**PREVIEW**  
**MOD**

VINTAGE 20TH CENTURY

3321 NE 32nd St.  
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Gorgeous **glasses**, flawless **lips**, but there's one thing missing from this picture, and she *knows* it.

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**Sea Salt Fish Market**  
3020 N. Federal Hwy. Fort Lauderdale

**Chic Optique**  
2228 Wilton Drive, Wilton Manors

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1314 E. Las Olas Blvd Fort Lauderdale

**Old Fort Lauderdale Breakfast House**  
333 Himmarshee St. Fort Lauderdale



*For Sale*

*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



*Just Sold*

*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, guardhouse entry and much more. \$849,000



*Point of Americas 1 - #504*

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