

# ISLAND

THE JOURNAL OF LAUDERDALE LIVING



JANUARY 2022



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# ISLAND

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This 220-seat, indoor-outdoor restaurant is part of an outstanding, multi-million-dollar adaptive re-use of the First Evangelical Lutheran Church.

**On the cover:** Five-story mosaic of one-inch tiles by artist John deGroot which graced the Cumberland Building. It was destroyed 10 years ago.



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## DARING TO BE DIFFERENT

WE'VE WRITTEN ABOUT ADAPTIVE RE-USE IN THE PAST, most recently in an article by Randall Robinson regarding Glavovic Studio's reimagining of a Flagler Village building — originally built as a dance studio in 1965 — as their architecture studio. Not simply their studio space, this adaptive reuse project incorporates dynamic programming of art, design, and culture. The project includes design studio, a flexible exhibition space, a future bar and a

phased container food park occupying the entire site. Glavovic, and a handful of others, are finding the notion of just erasing anything that already exists, let's just say... less than optimal. While everything that exists in Fort Lauderdale may certainly not be worth saving, some buildings of 60, 70, even 100 years of age make sense to reevaluate and rework for the future.

One we look at this month is the 100-year-old First Evangelical Lutheran Church, located in Flagler Village as well. Built as a Catholic church in 1922, First Evangelical had lost parishioners over the years and sold the property to developers in 2016. The City of Fort Lauderdale, rightly fearing the century-old structure would be lost to the wreckers ball, declared the facade to be of historic value.

At about that time is when the church and rectory portions of the property caught the eyes of David and Vanessa Cardaci, a couple who have made their mark on the hospitality industry in Fort Lauderdale. After what we can only guess were many nights of brainstorming just how to attack a project like this, the Cardacis came up with a plan. Part of the structure would make a spectacular nightclub space they thought, while another portion could be reconfigured as an indoor/outdoor restaurant venue, the likes of which Fort Lauderdale has never seen.

Well, a couple years and a lot of dollars later, the restaurant Holly Blue has opened, as has the nightclub, known as The Angeles. The restaurant smartly scooped up Chef Giovanni Rocchio, who had dished up 5-star cuisine at Valentino Cucina Italiana. Rocchio is now in command at Holly Blue's gorgeous new space, running a restaurant in a character-filled space that could just as easily ended up more rental apartments. *ISLAND* wants to take this time to applaud the developers. Owners of the Bayview Building in Coral Ridge... are you listening?

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

### *Ch-ch-ch-changes*

**The First Evangelical Lutheran Church, a century old this year, seen before its revamp as the restaurant, Holly Blue and the nightclub, The Angeles.**



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# IGNITE

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**“Come on, people! *Stretch* those bean poles! let your *jalousies breathe!*”**

And now, for something completely different... yoga with the (architectural) stars! Yes, Virginia, you too can mix and mingle at this yoga session for design aficionados. Experience a rare opportunity to salute the sun at Paul Rudolph's iconic Umbrella House in Sarasota. Put on by Architecture Sarasota, (the stewards of the Sarasota School of Architecture legacy) this one-of-a-kind yoga class is both a celebration of good design as well as an opportunity to fine tune your physical, mental, and spiritual health. And while you're in town, be sure to catch a glimpse of other gems from Sarasota's specific take on the Mid-Century Modern era, a particular take on modernism that defines Sarasota's design legacy. Held on Sunday, January 15th from 8:00 to 9:15, tickets are just \$30 to \$40.

To book your spot, go to [sarasotamod.org/yoga-under-the-umbrella](http://sarasotamod.org/yoga-under-the-umbrella)

## THE MAGIC OF CHARLES McKIRAHAN

This is what you've been waiting for... monthly bus tours of Greater Fort Lauderdale's treasure trove of Mid-Century Modern architecture. Coming up on Saturday, February 19th: **The Magic of Charles McKirahan**. McKirahan was nothing if not prolific, responsible for dozens of Fort Lauderdale's finest examples of MCM... homes, office buildings, churches... even entire neighborhoods.

**Tour** costs \$50/\$40 for New River Project members, and are booking now for both February 19th and April 16th.

**Register at:** [newriverarchitecture.com](http://newriverarchitecture.com)

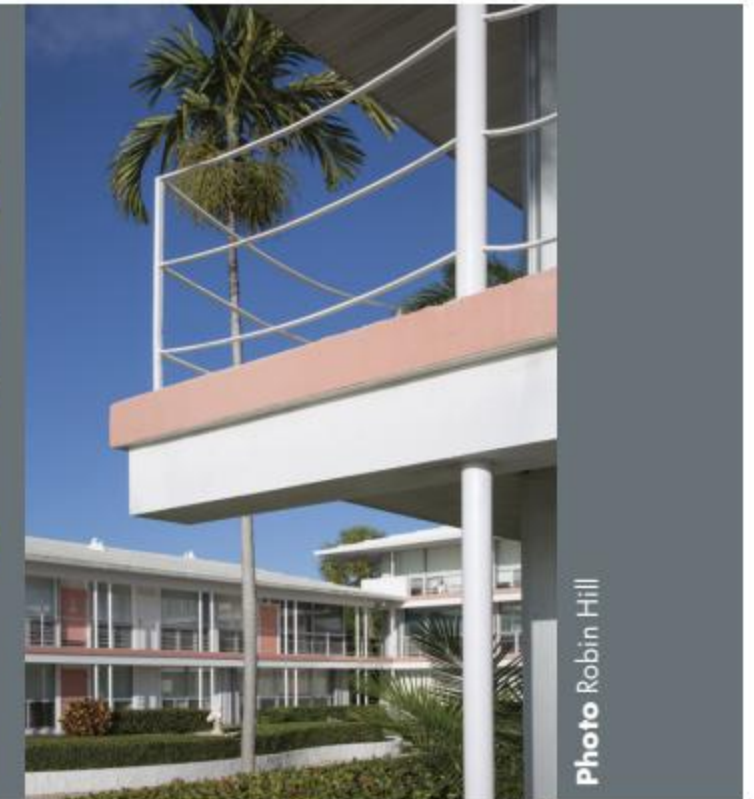


Photo Robin Hill

***“The mate was a mighty sailing man,  
The skipper brave and sure.  
5 passengers set sail that day  
For a 90 minute tour, a 90 minute tour.”***

How about a wonderful private tour of the beautiful canals and waterways of Ft. Lauderdale, on a super comfortable, super quiet, electric gondola? A maximum of 6 passengers means your group can really stretch out. Now add to this a dinner cruise option, catered by Casa Sensei, and you and your guests have a true, outdoor, only-in-Fort-Lauderdale experience!



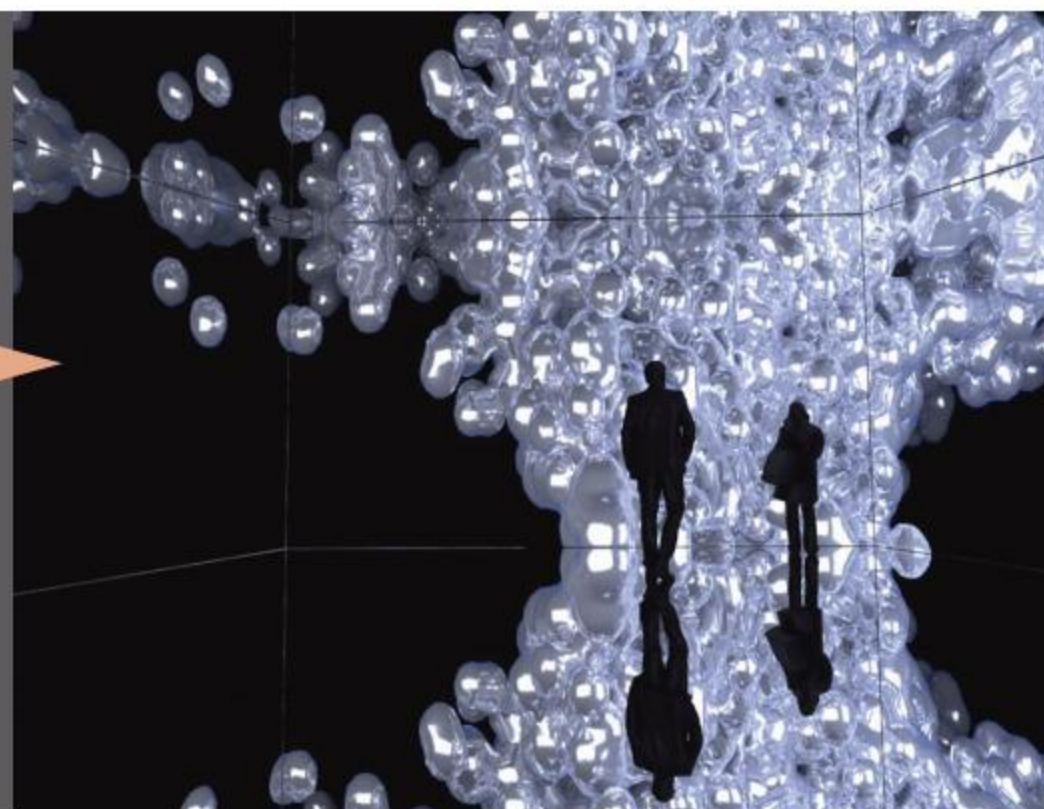
For information and booking, go to: [riverfrontgondolatours.com](http://riverfrontgondolatours.com)

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You are invited to attend the **IGNITE Broward** kickoff at **Esplanade Park** and in the atrium of the **Museum of Discovery & Science** on Wednesday, January 26, at 5:30 pm.

The event will include food trucks, music and Broward County Mayor Michael Udine will activate the art at 6 pm. **IGNITE Broward** will have experiences in multiple locations throughout the county, including blah blah blahs (shown, left) in Dania Beach. The event's 5-day run, coincides with **Fort Lauderdale Art & Design Week**.

More info at: [artscalendar.com/ignite](http://artscalendar.com/ignite)

**ART13** is happening March 9-12! This four-day art event mixes art and music, and with the addition of **Urban Jungle**, a pop up artisan marketplace, it's a great celebration of the **NE 13th Street** neighborhood, best known for businesses like **Milk Money, LoveLee Bake Shop, Buck & Beard, Gulf Stream Brewing** and more!

This next iteration of **Urban Jungle By Night** will be a big, **outdoor, blast** of creativity with **good food, funky music** and cocktails around the main event, which focuses on **handcrafted pieces, jewelry and art** from local artists.

For exact date & tickets, go to [urbanjunglemarkets.com](http://urbanjunglemarkets.com)

# Art13 and the Urban Jungle



Held at Las Olas Oceanside Park on Saturday, January 15th at 12 noon, come celebrate the culinary revolution sweeping through Fort Lauderdale at **The Grand Tasting**.

**Food, Glorious Food!** This festival features food & beverage tastings, cooking demonstrations and live music. the **GFLFW Grand Tasting** solidifies itself as Broward's signature food & wine event. A portion of all proceeds benefit Joe DiMaggio Children's Hospital.

**Just a sample of the participating establishments:** Boatyard, Bodega Taqueria y Tequila, Bravo! Peruvian Kitchen, Bubbles & Pearls, Burlock Coast Seafare & Spirits, Dune by Laurent Tourondel, El Vez, Even Keel Fish Shack, Funky Buddha, Heritage, Lona Cocina Tequileria, Steak 954, Takato and Yot Bar & Kitchen.

For more info and tickets: [gfffoodwine.com](http://gfffoodwine.com)





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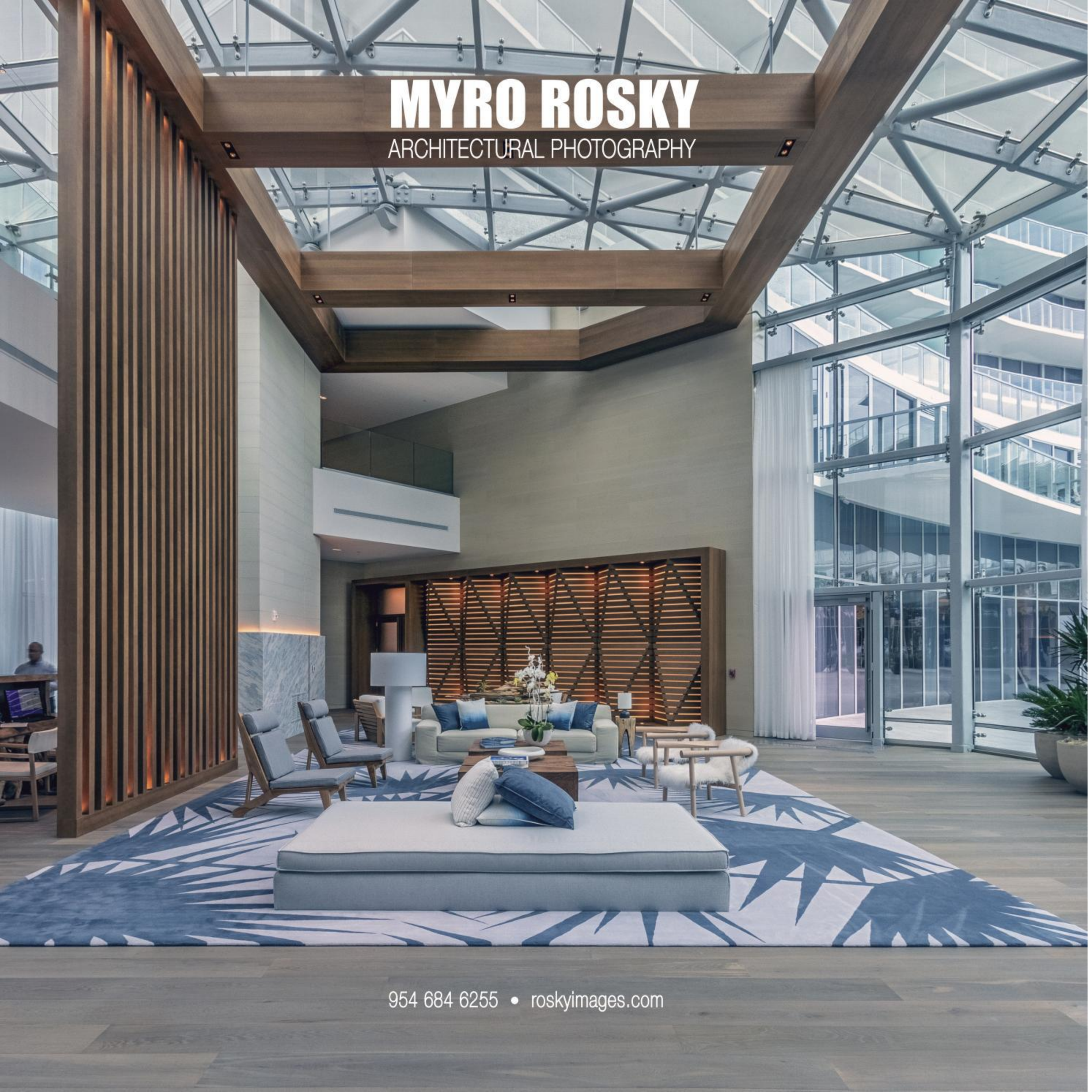
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FROM THE ATLANTIC  
TO THE INTRACOASTAL

# The Ritz-Carlton Residences

RISE IN POMPANO BEACH

**THE REMARKABLE HISTORY OF THE RITZ-CARLTON** originates with its initial property, built in the Roaring Twenties, overlooking the manicured grounds of Boston's venerable Public Garden. The standards of service, dining and facilities of that Boston landmark served as a benchmark for decades for all Ritz-Carlton hotels and resorts, creating a reputation known around the globe.

The legacy of The Ritz-Carlton, of course can be found in Florida, with exceptional properties; Bal Harbour, South Beach and Fort Lauderdale being among those. But now, Ritz-Carlton is introducing to South Florida a private, strictly residential property, first of which was inaugurated in Washington, D.C.

**With 250 linear feet of ocean frontage in Pompano Beach, the Ritz-Carlton Residences salutes the sun with over 35,000 square feet of private amenity spaces.**

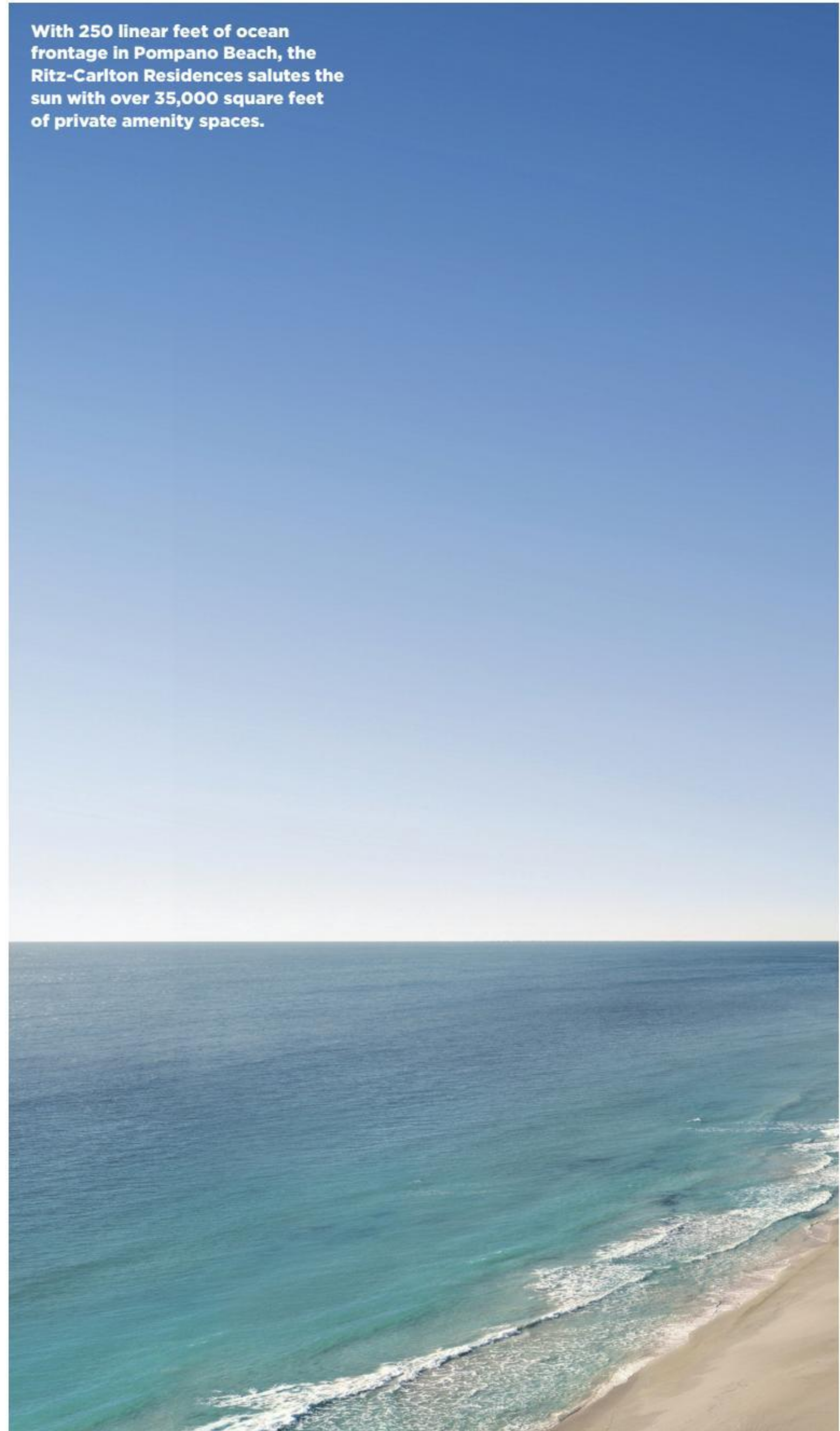
Located directly on the Atlantic in Pompano Beach, The Ritz-Carlton Residences is being developed by Fortune International Group and Oak Capital, who promise to build and operate a residential experience the Gold Coast has never offered.

Like the famed hotels, The Ritz-Carlton Residences, Pompano Beach will embody all the design sensibilities, the un-

**The two-towered project was designed by Luis Revuelta, who has designed striking projects, from La Rive in North Beach Village to the 64-story Brickell Flatiron, completed in Miami.**

paralleled standards of service, the Ritz name suggests. This time, however, instead of a Colonial Revival building of brick, they're constructing a two-building, contemporary masterpiece. The two-towered residential project was designed by Luis Revuelta, the architect responsible for dozens of striking new buildings, from the boutique-sized La Rive on Fort Lauderdale Beach to the 64-story Brickell Flatiron in Miami. Being built on over five acres of land, the project has been conceptualized with literally miles of deep, terrace-like balconies, its two towers straddling S. Ocean Boulevard. While its easternmost tower gazes down at its 250 linear feet of ocean frontage, its western tower overlooks boats gliding down the two Intracoastal channels surrounding Terra Mar island. Revuelta and his design team have gently curved all the outer edges of the two buildings, creating a streamlined look, while creasing the center of the ocean-facing tower, to accentuate its 32-story height.

The architecture's elegant simplicity will be mirrored by its







interiors, currently being conceptualized by Piero Lissoni, the Italian architect and designer who now works with a team of over 40 in both Milan and New York. Lissoni's unique take on Florida life will be apparent in terms of both interior design and finish selections to site-specific landscape architecture. When residents walk into the two towers' 24-hour attended lobbies, when they spend at the yacht club and marina, or when they

have a bite to eat and a drink at the Ritz-Carlton's private bar and lounge on the boardwalk, the exacting detail of the designer's hand will be apparent.

In all, the property has allocated over 35,000 square feet to amenities. These include beachfront pools with extensive tanning shelves, full fitness center, pickle ball and bocce courts, putting

An aerial photograph showing a wide, sandy beach on the left side, transitioning into a shallow, turquoise ocean. The water's surface is textured with gentle waves and ripples. The sky is not visible, as the focus is on the ground and water.

This rendering from DBOX visualizes a birdseye view looking straight down The Beach Tower's facade at the Ritz-Carlton Residences in Pompano Beach

green... and of course a third pool just for late afternoon sunsets. Residents will also be able to take advantage of the Sundowners bar, or simply open up their floor-to-ceiling sliders and watch the sun rise or set from glass-railed, private terraces in The Marina both The Beach Tower and Marina Tower.

The third level of The Beach Tower is given over to entertain-

ing spaces like a wine bar and lounge as well as guest accommodations. (Guest suites will be available exclusively for friends and family of residents, all with access to services and amenities.) All of this spills out onto extensive landscaped grounds dotted with cabanas and other poolside amenities. This raised area, in turn, leads to a sculptural, spiral staircase leading down to the wide, sandy beach below. For those who

opt to spend their time on the beach, there will be a beach bar and grill, as well as a place to pick up snorkeling, kayaking or other water-related sports equipment.

Living levels in The Beach Tower are comprised of just four residences per floor, all wrapped in glass to make the most

**The Ritz-Carlton's Marina Tower is uniquely situated, offering residents both the calm and quiet of a secluded waterway leading to its marina, as well as breathtaking Intracoastal views.**

of their spectacular ocean views. As the Ritz-Carlton Residences pride themselves on being pet-friendly, a dog park is being designed for the grounds.

The Marina Tower is uniquely situated, located in a section of Pompano Beach where the Intracoastal Waterway actually splinters into two, surrounding little Terra Mar Island. This allows the Ritz-Carlton Residences to offer both the calm and quiet of a secluded waterway leading to the marina as well as exhilarating Intracoastal views from its 14 stories of unique residences. The 88-residence Marina Tower on the west will offer one to four-bedroom units, ranging from 917 square feet to 3,947 square feet, as well as four penthouses. The slender, 188-residence Beach Tower on the east will feature larger units of from one to five bedrooms, offering between 1,309 square feet and 6,824 square feet of living space, as well as two penthouse residences. The entire collection of 205 residences, operating under the Ritz-Carlton's exacting standards should be completed by 2025.



**The Ritz-Carlton's Marina Tower sits on a unique, quiet channel on the Intracoastal, keeping its marina undisturbed while offering residents exceptional Intracoastal views.**

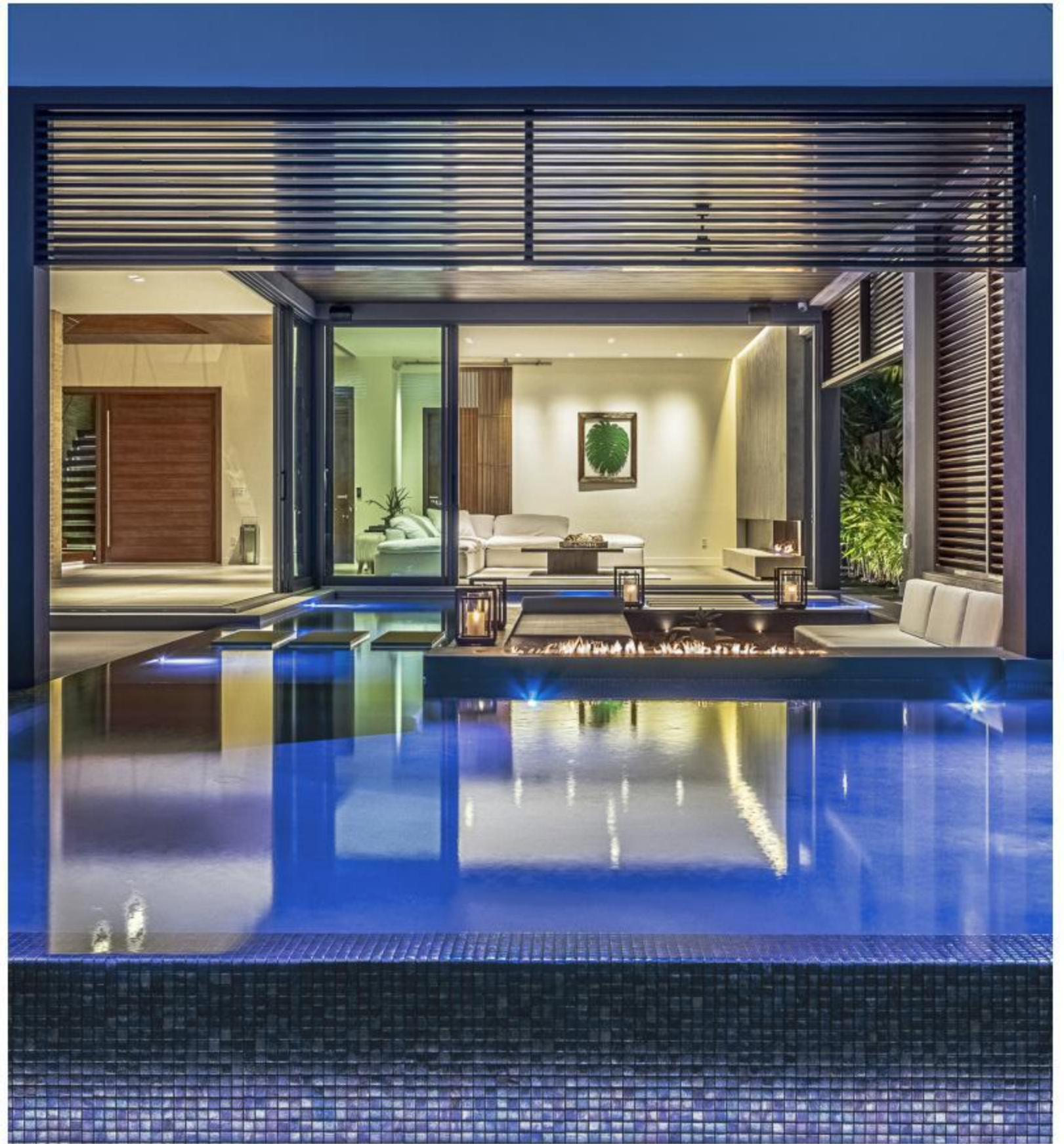


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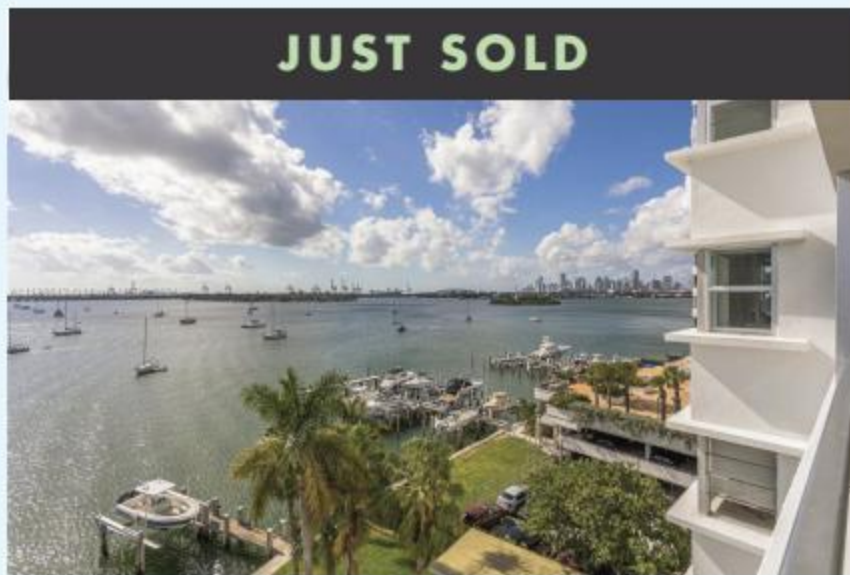
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# VILLAGE VOICE

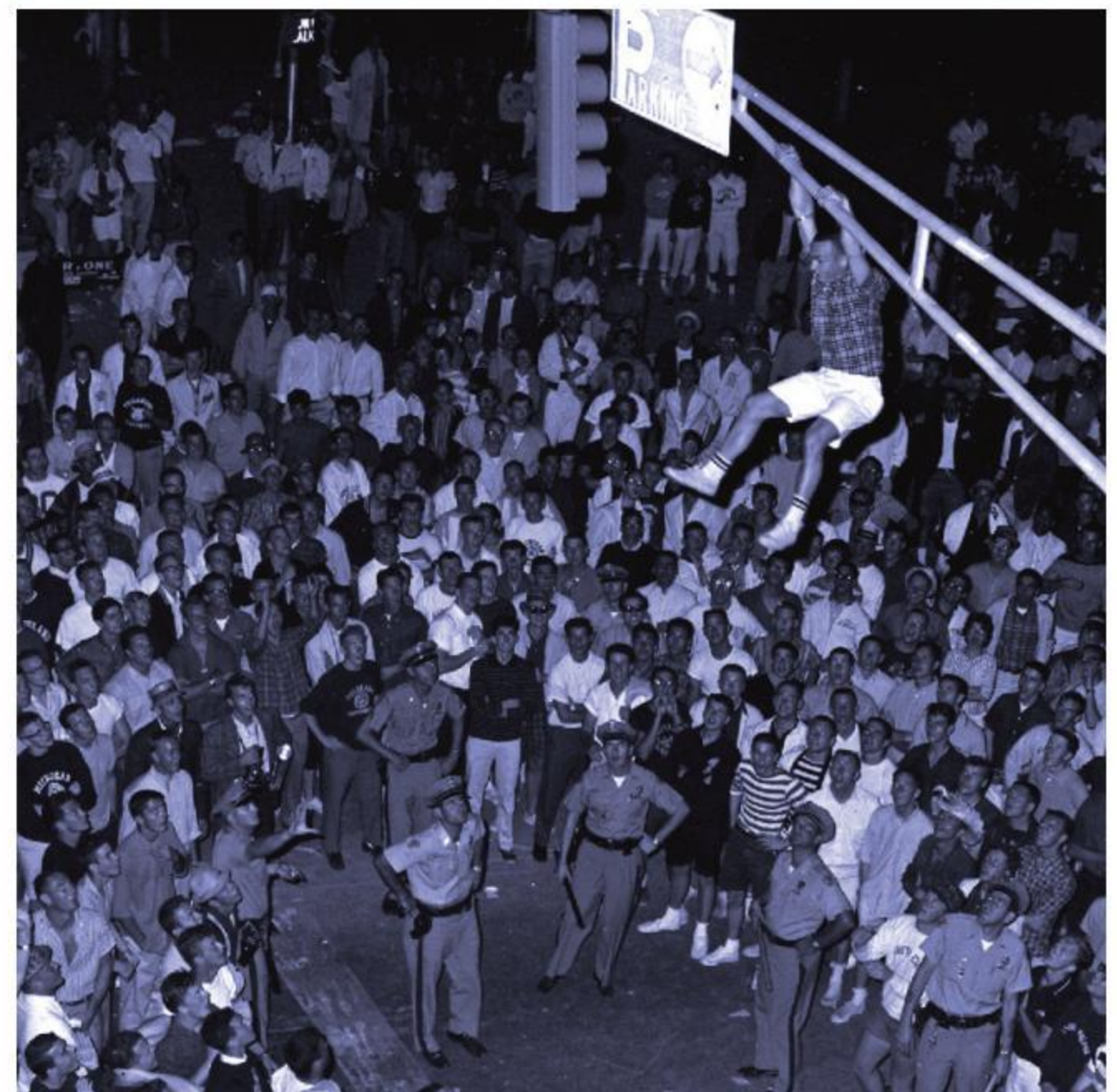
## THE ORGANIC TRANSFORMATION OF NORTH BEACH VILLAGE CONTINUES

HOME TO THE TEQUESTA INDIANS, FOLLOWED BY THE SEMINOLES, what is now downtown Fort Lauderdale has been settled for hundreds of years. Its mesmerizing beach, however, is a different story. The oceanfront remained relatively uninhabited until late in the 19th century, after the completion of the In-

**text** John O'Connor      tracoastal Waterway, which separated the mainland from what is now the  
**illustration** Rollin McGrail      barrier island. One of the first to settle here was a Chicagoan and lawyer  
for Standard Oil, Hugh Taylor Birch. Birch was keen to escape a rapidly expanding Chicago, and was  
seeking a land of quiet beauty. Visiting Henry Flagler in Palm Beach, Birch is said to have procured a  
small boat and sailed south until he was caught up in a storm and took refuge along the beach near the  
actual Fort Lauderdale, near what is now the Bahia Mar marina. Birch fell in love with the pristine shores



Clockwise from top left: **Hugh Taylor Birch**, eager to escape a burgeoning Chicago, first bought 63 beachfront acres for \$3,000, adding to it substantially with future purchases. The popularity of the National Aquatic Forum, a winter training ground for dozens of college swim teams soon made Fort Lauderdale **the spring break desination**, bringing droves of students to its shores by 1960. The release of the Hollywood film, *Where The Boys Are*, increased the number of visiting students exponentially. **Pictures of a drunken student** swinging precariously from a traffic signal over cheering crowds on A1A made a splash in *Life* magazine and other publications. During this wild era, Marilyn Monroe stayed at the Yankee Clipper while visiting her flame, Yankees baseball star Joe DiMaggio. Blonde bombshell Jayne Mansfield was seen cavorting with spring breakers and in 1965, Elvis Presley, made a movie based on spring break in Lauderdale Beach: *Girl Happy*.



and bought a 63-acre stretch of beachfront land, east of the new Intracoastal for \$3,000. Birch cherished his oceanfront lands, eventually giving about 35 acres of it as a wedding present to daughter Helen and son-in-law Frederic Clay Bartlett in 1919. (Now home to the Bonnet House Museum and Gardens on the south end of what is now known as North Beach Village.)

According to reports, Hugh Birch was annoyed by encroaching civilization, and was rumored to have used a rifle to shoot out new streetlights installed by the City at the edge of his property. Unhappy with the City, Birch donated all of what is now Birch State Park to the State of Florida upon his death in 1943, and bequeathed all of Birch Estates — now commonly referred to as North Beach Village — to his alma mater, Antioch College. The College wasted no time converting his gift into cash, developing the "Birch Ocean Front" subdivision from Granada Street to the Bonnet House property. They dredged the bottom of the Intracoastal for fill, paved the new streets and sold all the lots, donating their stretch of beach to the city. By 1949 the entire neighborhood had been sold, lot-by-lot, to private developers. Early photos show a neat and orderly grid, like a tiny, urban cityscape, but one with very few buildings. The ferocious post-war construction boom had yet to begin.

### **Fabulous Fifties**

The frenzied 50s, with the explosion of construction along this stretch of beach, finally put this resort city firmly on the map. America's love affair with the auto had kicked into high gear around 1950, and Florida, along with Southern California, grabbed on to this dream of mobility. Fort Lauderdale was right at the forefront with one of the first drive-through banks, carports made to display of exactly which convertible you owned, and the motor-hotel became *the* place to stay. Contemporary architecture in Fort Lauderdale took a cue from International Style Modernism, injecting it with tropical flair. Mid-Century

Modern architecture in North Beach Village represents a celebration of modern life in the tropics.

Exploring new ways of manipulating materials, architects spread their wings. Staircases were pushed to the exterior of sunny Florida buildings stretching out with very little visible support. Mid-century architects reveled in a "because we can" mentality and created works of art which completed their buildings like beautiful, streamlined jewelry... ornamentation without all the



**Actress Jayne Mansfield autographs two spring breakers at the Jolly Roger, c. 1963.**

fuss. These designers livened up the strict lines of modernist architecture with cantilevered, space-age canopies, gull-winged rooflines and incredible signage.

### **Beach Blanket Babylon**

The charming Las Olas Beach Casino and Pool, built in the 1920s in Mediterranean Revival style, was the catalyst for the great Spring Break era that put quiet, lazy little Lauderdale on the map. The Casino was host to the National Aquatic Forum by the late 1930s and by 1960, the annual Forum attracted 44 College and University teams as well as 28 prep schools for their winter training sessions.

As the little hotels by the beach filled up with visiting athletes, frozen students up north began hearing the tales of this en-

**THE FACT THAT THE CITY HAD BECOME THE HOTTEST VACATION SPOT FOR COLLEGE KIDS WAS FUELED BY THE SUCCESS OF THE 1960 FILM *WHERE THE BOYS ARE*.**

chanted sandbar of fun and romance and arrived in droves, making Fort Lauderdale Beach the annual vacation migration spot for those in the 17 to 21 age group. The fact that the city had become the hottest vacation spot for college kids was fueled by the success of the 1960 Hollywood film *Where The Boys Are* with Connie Francis and George Hamilton. The year after its release, crowds swelled to 60,000. Business boomed,

and in spite of the shenanigans, locals tolerated this brush with fame. During this era, Marilyn Monroe stayed at the Yankee Clipper while visiting her flame, Yankees baseball star Joe DiMaggio. Blonde bombshell Jayne Mansfield was seen cavorting with spring breakers as she stayed at the Jolly Roger. Even the King himself, Elvis Presley, made a movie ostensibly based on Lauderdale Beach: *Girl Happy*. To the locals, all seemed right with the world... or at least bearable for the time being.

In years to come, the laissez faire attitude of citizens evaporated as the crowd numbers soared and the antics got wilder. According to an article in the Sun Sentinel, the number of students visiting for spring break reached 350,000 in 1985, with student arrests peaking at 750 during the Spring Break of '86. The wear and tear on the area's 30 and 40-year old hotels was blatantly obvious and city residents were fuming.

While residents attempted to put a damper on the numbers by asking the Tourist Development Council to stop advertising the beach as a student playground, the TDC refused, and the onslaught of '85 and '86 caused a citywide revolt. While locals ultimately got the peace they were after, it came at a cost. Spring Break did not gradually diminish, it fell off a cliff and businesses suffered for fifteen years or more while plans for a new style of beach were in the works.

### **Transformation: The Early Years**

For long-time city residents, pinpointing the spark that ignited the call to change Fort Lauderdale Beach from college playground to upscale resort playground is not always easy. Historians point directly to the riotous crescendo of the Spring Break epic. Others speak in a more general manner of a time when travel to Florida fell out of vogue, travellers opting for "new" destinations of the late 1970s such as Acapulco or Waikiki instead, in reach via new, nonstop jet service. All of South Florida, from Miami to Fort Lauderdale it seemed, had become "old hat."

Fast-forward to the years 2000 - 2005 and the beach, from Poinsettia Street to Auramar had morphed from a deserted and desolate stretch to become a forest of construction cranes and a hive of development activity. Hundreds of workers erected the 25-story Hilton, the 17-story Atlantic, the 23-story Ritz Carlton, and the mammoth W Hotel in less than five years.

Amazingly, the old and new cultures seemed to coexist here without much drama. As long as they were viable, neither one tried to strong-arm the other into oblivion. In this city, both, it appeared, had a place at the table. This unique combination had a funky, mid-century beach town rubbing shoulders with shiny new hotels and residences and, in a way, set up the next chapter in the changing face of the beach. From 2010 on, we truly see North Beach Village evolve organically into the destination it is today.



**Cinnamon rolls with cream cheese frosting from Archibald's Bakery on Breakers Ave.**

### **A Village Renaissance**

While the sleek new hotels along A1A brought a new cachet to the beach at the turn of this century, the area just behind, Antioch College's little development carved out of the lands of Hugh Taylor Birch, seemed somehow locked in amber. While the focus was on the golden crust of beachfront hotels roared ahead, the small hotels and motels of the post WWII boom were stuck in neutral. As the deep recession settled in late in 2008, many of these hotels seemed to say, "I fold", closing, selling out

or going into foreclosure. The future was decidedly cloudy for Birch Estates.

But that very recession had a silver lining. Many of these Mid-Century Modern buildings had been eyed during the boom years for demolition and development. But the great recession kept them mothballed, so to speak, only to be rediscovered and revived starting around 2010. A keen-eyed investor saw the inherent beauty in some of these little structures. He also happened to see their insanely valuable location, snuggled into a com-



Clockwise from above left: one of the first of the 1950s era hotels to be re-imagined and renovated was the **Royal Palms** on Breakers Avenue. Its success led to the renovation of a dozen hotels, from Aqua and Beach Gardens to the Winterset, all revelling in the redicovery of Mid-Century Modern architecture. This revitalization by North Beach Village Resort happened over a decade, sometimes pulling two and three properties together to create one, larger hotel, like the North Beach Hotel on Breakers Avenue at Terramar Street. Backing up to the Bonnet House estate is **Tranquilo**, which spliced together two of the 1950s originals, creating a resort within a resort. As these hotels opened and became popular, dining venues seemed to pop up organically. These include the Village Café, an indoor/outdoor venue on the ground floor of the North Beach Hotel, as well as the **Wine Garden** a character-filled restaurant sandwiched between three buildings.





**Clockwise from top left: Artist rendering of the Intracoastal-facing swimming pool and north tower of [Olakino House](#), a condominium project just approved by the city and due to break ground this year. The buildings, designed by Garcia Stromberg, would offer 65 residences. George Nelson fixtures hang in the lobby of the Lester Avery designed Escape Hotel, now reborn as the 96-room [Kimpton Goodland](#). The Goodland, located on Riomar Street, it offers lush courtyards, decor inspired by North Beach Village's signature, Mid-Century Modern style, and Botanic, a restaurant with a Latin and Caribbean influences. [The Wave on Bayshore](#) is one of several new condominium residences to open and sell out in the last few years. With just 18 spacious units, The Wave joins Paramount and The Gale in successful new residential ventures. Next residential project ready for occupancy will be the private residences at The Four Seasons.**



pletely walkable district framed by pristine Atlantic beach on the east and the waters of the Intracoastal on the west. One by one, these boutique-style hotels were scooped up and revitalized with beautifully appointed rooms, sparkling pools, and given names like Aqua, Tranquilo and La Casa. The freshened classics were all completely different — some with grassy courtyards, some with multiple pools, still others lushly landscaped with violet bougainvillea — but each, in their own way exuded the relaxed character of North Beach Village. This one-by-one, organic approach to reviving the neighborhood caught on with food venues taking over little spaces from former lobbies to parking lots. The Village Café, for example, spills forth from the ground floor of the North Beach Hotel serving everything from lobster Benedict for brunch to beef tenderloin Cartoccio for dinner.

### The Renaissance Continues

The vitality the revitalized North Beach Village resorts continues to bring to the Village cannot be underestimated... or undervalued. As this is a completely walkable district, guests at The Conrad often choose to dine at The Village Café, while guests at Tranquilo or Aqua often visit the W or Hilton for drinks and dinner. Takato at The Conrad, serving up mouthwatering Japanese-Korean fusion dishes, has become

**SUCCESS IN NORTH BEACH VILLAGE SEEMS TO REVOLVE AROUND ITS EXCEPTIONAL HOSPITALITY INDUSTRY, BUT ITS ALLURE ATTRACTS MORE THAN VACATIONERS.**

a favorite with everyone, residents and hotel guests alike. The addition of Archibald's Village Bakery along Breakers Avenue, the retail heart of North Beach Village has been a godsend to local residents, but is directly related to the success of nearby hotels and the added customer base to which they cater. This also holds true for the Wine Garden. Hidden away between sev-

eral buildings along Breakers and Terramar, the Wine Garden exudes charm and boasts an extensive wine list, while its kitchen dishes out Italian favorites like pesto alla Genovese and lasagne al forno. And while all the talk of success in this burgeoning little village seems to revolve around its exceptional hospitality industry origins, its allure attracts more than vacationers. New residential buildings of note in the neighborhood were far and few between when the Intracoastal-facing, 10-story La Rive rose in 2004, but as its prices broke records, it has had developers eye-



**The Four Seasons Hotel and Residences, opening in North Beach Village in March.**

ing the area ever since. The Gale Residences, designed by Garcia Stromberg, were finished in 2018 while The Wave on Bayshore, an 11-story condominium tower with undulating terraces was completed and sold out in 2020. Recently announced is a sleek, modern, two-towered development set to rise on the Intracoastal known as Olakino House. Also designed by Garcia Stromberg, the project has been approved should begin construction this year.

The focus, however, seems to remain on the hospitality industry or developments that mix uses... meaning hotel suites, private residences and restaurant venues, all in one project. The Gale Residences, the condominium project mentioned above is connected directly to the Kimpton Goodland, a 96-room hotel that occupies the exquisitely restored Escape Hotel, a Mid-Century Modern gem designed by Lester Avery and built in 1949. Within that hotel is Botanic, a delightful indoor/outdoor restaurant that is happily open and welcoming to all. About a block and a half away, the Four Seasons Hotel and Private Residences is preparing to open its doors in March, its porte cochere for residents opening onto — you guessed it — Breakers Avenue.

Watching the old Birch Estates neighborhood continue its path in becoming North Beach Village, a neighborhood that — more than any other reflects what Fort Lauderdale wants to be now, continues to fascinate us on a daily basis.

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## Living with Art

# Adam Dolle Cohabitates with Concepts

**text** Hilary Lewis

**photos** Myro Rosky

**DESIGNER AND CONCEPTUAL ARTIST ADAM DOLLE** is no stranger to confronting culture's moral relativism. As a young man, he studied for the priesthood. Those big issues, of right and wrong, life and death, and haves and have-nots, have remained with him throughout his adulthood. Today, he truly coexists with his beliefs through remarkably well considered and well crafted artworks, some of which also double as furnishings in his current home at Avenue Lofts in Fort Lauderdale's arts district. Here Dolle practices a daily consideration of our culture's embrace of violence and what can be done about it.

He found his path to design at New York's acclaimed Pratt Institute. Dolle would develop a highly successful career in interior design with high-end projects — from Miami Beach to New York's Central Park South — which have spanned the sleekly modern to the sumptuously classical. His own former loft on Bond Street in Manhattan received glowing coverage in *The New York Times* over 20 years ago. Dolle could easily have remained focused on beautiful interiors for wealthy clients without

Italian art glass wall sconces are mounted on either side of one of Dolle's own works in the dining room of the open plan residence.







**Neat, orderly and bilaterally symmetrical, the living room features one of Dolle's works, which combines 17th century-style portraiture with an overlay of tattoo art and photography. Found objects and small artworks are arranged on a pair of black and grey side cabinets.**

ever troubling himself with what is wrong with the world, but that would not have been true to his core self. He has expressed concern about how the interiors produced by designers, especially for the wealthy, often do not reveal the occupants' beliefs. He is set on changing that within his work, starting with his own residence. Today, he integrates the imagery of guns and roses, literally and figuratively, at home.

Sourcing furnishings and objects — not all, but many of Mid-century — from 1st Dibs, Room & Board and the Parisian Marché aux Puces, Dolle mixes these with finds from his travels

throughout Europe. A vintage Italian scone meets a chair from Dutch modern master Friso Kramer, all alongside assemblages by Dolle that blend art with furnishings in order to create thoughtful installations throughout the home.

One work, which sits above his minimalistic sofa, combines 17th century-style portraiture with an overlay of tattoo art and photography in order to provide commentary on gang culture, violence and colonialism. With Dolle providing the concept, but nonetheless working with other artists to produce the physical work, this piece also embodies collaboration, which

Matte, carbon grey cabinetry and dark stone countertop and backsplash, give the kitchen a meticulous, but reserved appearance.





**Dolle often creates his own lamps from found objects. On this bedside table he has assembled and painted wood in a nod to Louise Nevelson.**

Dolle is specifically celebrating in juxtaposition with the piece's tough subject matter.

Of course, some of the artwork is straight from Dolle's hand. In his studio, he creates works that take existing objects, such as plastic guns, and transforms them into objects that provoke us to consider why such symbols of violence are made for child's play. Dolle noted that he has sourced these from Amazon, where such items were listed as "suitable for children ages 3+." That irony is lost neither on the artist nor the viewer.

Dolle notes that he met US Congressman Ted Deutch, known for his activism to combat gun violence (especially relating to

the tragedies at Parkland and Orlando), and this contributed to Dolle's work for Flower in the Gun, an artistic series of works that use words and objects to trigger the observer to consider more deeply the way in which guns permeate our society. One artwork among these features a sculptural gun pointed straight at the viewer and states: I DARE YOU, IGNORE ME. Dolle physically took this piece to Washington, DC, where he boldly stood outside of the White House with it as an artist's action.

*In his studio, Dolle creates works that take existing objects, such as plastic guns, and transforms them into objects that provoke us to consider why such symbols of violence are made for child's play.*

For his own coffee table, Dolle incorporates coated depictions of guns and roses, presented under glass, which read like an exhibition of precious objects. The fact that Dolle has elected to live with such a creation and not just place it within an art gallery, speaks volumes about what he chooses to meditate about on a daily basis.

Other conceptual pieces that hang on his wall include powerful statements such as, "IT'S OK TO CHEAT A LITTLE" and "I FEEL SO GUILTY BECAUSE I HAVE SO MUCH." Similar to the brilliant work of Jenny Holzer, who also addresses powerful issues and especially that of gun violence, Dolle uses an economy of words to make extremely gut-wrenching proclamations. You cannot help but be mindful after witnessing these pieces, especially as they are presented together in his personal space. Dolle isn't simply living with art, he is living his truth each and every day. In his dining room hangs another piece, "NO SUCH THING, AS INNOCENT BYSTANDING." His handiwork speaks for itself.

---

*Author and curator Hilary Lewis also serves as Chief Curator and Creative Director of The Glass House in New Canaan, Connecticut. Living With Art appears in every issue of ISLAND magazine and is sponsored by the Broward Cultural Division.*

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## SIMPLE SOPHISTICATION AT RIVA

**text** John O'Connor **interior photos** Aliona Kriukoff

ONE OF THE THEORIES WE HAVE AT *ISLAND* magazine is simply this: A life lived along the water is special. It's tranquil. It seems to release us, even if only momentarily, from the worries of the world. To open the shades (or better yet, slide away a wall of glass) and see an endless expanse of water, feel the breezes... is incomparable. For this reason, beautiful water frontage is the most coveted land in cities around the globe. This is as it should be. The seductive views, the peace of a passing kayak — these make life on the water more pleasant.

In Florida, *ISLAND* feels that nowhere is this more true than in Fort Lauderdale, simply because this city, literally dredged and filled, carved and bridged to emulate the canals of Venice, has over 165 miles of river, canal, Intracoastal and ocean frontage. One of the nicest stretches belongs to the Middle River, which for about two miles runs roughly parallel to the far busier Intracoastal, a few blocks to its east.

This is the spot where Premier Developers built Riva, a 15-story condominium that faces the sprawling, 20-acre George English Park across the water to the east. For this 400-foot stretch, their team has worked hard to develop Riva, a 15-story condominium with walls of glass that mixes a contemporary crispness

**THIS FLOW-THROUGH SUB-PENTHOUSE IS DESCRIBED BY ITS LISTING AGENTS AS "FLAWLESS"... AS IT TURNS OUT, THAT DESCRIPTION IS RIGHT ON THE MONEY.**

with elegant Italian style. Penthouse and sub-penthouse units offer not only languid, Middle River views but Atlantic Ocean views as well. They are rarely available, but as luck would have it, Jonathan Howard and Mélanie Kimpton, a husband and wife team of listing agents from Douglas Elliman, recently listed one of these: a sleek, modern sub-penthouse apartment, Residence 1410.

Filled with natural light, penthouse 1410 has incredible Atlantic Ocean and Middle River views. Floor-to-ceiling glass sliders lead to a deep terrace and a linear fire-place adds to the living room.





Riva's lobby, decorated with furnishings inspired by the best names in classic, modern design, is an advanced exercise in transparency, reached under a contemporary version of a porte cochère. Staffed 24-hours a day and with valet parking for guests, this amazing space and its riverfront garden set the tone for Riva. Arriving guests see straight through the impressive building and right to the water beyond. The eastern facade curves almost imperceptibly along the riverbank as if sculpted by a constant sea breeze, and is set back enough for a long, waterfront esplanade with private boat dockage beyond.

The scale, the elliptical columns and uniformed staff all point to a relaxed, but decidedly pampered existence. This is confirmed when you step into one of the building's four elevators at its core, which give direct, secured access to the private lobbies of every east-facing residence.

Take the elevator up and enter 1410 through its private lobby. FSMY Architects finessed exceptional floor plans for these sub-penthouse units, which is made clear the moment you enter. Residence 1410, offered by Howard and Kimpton, has two bedrooms, two and a half baths, with over 2300 square feet of living space. The floor plan for this residence is a flow-through east-to-west configuration, encompassing the entire southern end of the 14th floor, hence it offers city skyline views as well.



**One of two, oversized, primary bedroom suites, has both eastern and southern exposures, as well as ocean and river views.**

The building places complete emphasis on the horizontal, underscoring its coveted site. Residence 1410 follows this aesthetic as well with open plan living. Entertainment spaces have floors finished in a marble-like polished porcelain. The living





**A banquette is graced by a Saarinen Tulip table and a collection of Fornasetti plates in the breakfast nook and den, which open to the kitchen. Floors throughout the entertaining spaces are large format porcelain.**

room features a wood-panelled wall sporting a glass-fronted, linear fireplace. Terraces with true, floor-to ceiling glass doors are everywhere, underscoring Riva's partiality towards true indoor/outdoor living. At the south end of residence 1410 is a terrace so deep it can only be described as an outdoor room. Covered for protection from the elements, this end-unit, tray-like terrace is about 15 feet deep, allowing residents of the wrap-around corner residences to enjoy breezes from three directions.

Residence 1410's kitchen is meticulously designed, its handle-free Italian cabinetry and engineered quartz countertops emphasizing a minimalist luxury, one made complete with the selection of Wolf & Sub-Zero appliances.

The spa-like master bathroom here was designed with a marble-tiled 'wet room' space that includes both a deep, soaking tub and separate shower set off by frameless glass panels.



**The kitchen is best described as minimalist luxury, with Wolf appliances, engineered quartz counters and handle-free cabinetry.**

As a whole, Riva offers over 40,000 square feet of amenities, including a swimming pool and lounge set along the Middle River, a massive, 7,000 square foot gym, a spa with sauna, steam and treatment rooms, as well as a private kitchen and dining space for entertaining. With 24 hour front desk attendant, valet, private dog walk and over 400 linear feet on the Middle River, What more could anyone want?



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**Piazzolla:** *The Four Seasons of Buenos Aires (Las Cuatro Estaciones Porteñas)*  
Featuring Siwoo Kim, violin

**Mussorgsky:** *Pictures at an Exhibition*

**Berlioz:** *Roman Carnival Overture*

### HANDEL'S MESSIAH | WED., DEC. 1, 2021 | 7:30PM



**Handel:** *Messiah*

Featuring Neil Nelson, bass baritone; Martin Nusspaumer, tenor; Brittany Graham, soprano; Rehanna Thelwell, mezzo-soprano; and the **100-member** South Florida Symphony Chorus

### MASTERWORKS III | WED., JAN. 19, 2022 | 7:30PM



**Tchaikovsky:** *Symphony No. 6 in B minor, Op. 74, "Pathétique"*

**Gottsch:** *Princess Yurievskaya*

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### MASTERWORKS IV | WED., MARCH 23, 2022 | 7:30PM



**Mozart:** *Concerto for Two Pianos in E-flat Major, K.365.* Featuring Catherine Lan & Tao Lin, piano

**Mendelssohn:** *Symphony No. 3 in A minor, Opus 56, "Scotch"*

**Rossini:** *The Italian Girl in Algiers Overture*

### MASTERWORKS V | WED., APRIL 27, 2022 | 7:30PM



**Beethoven:** *Symphony No. 3 in E-flat Major, "Eroica"*

**Copland:** *Clarinet Concerto*  
Featuring David Shifrin, Clarinet

**Bach:** *Triple Concerto in A Minor*

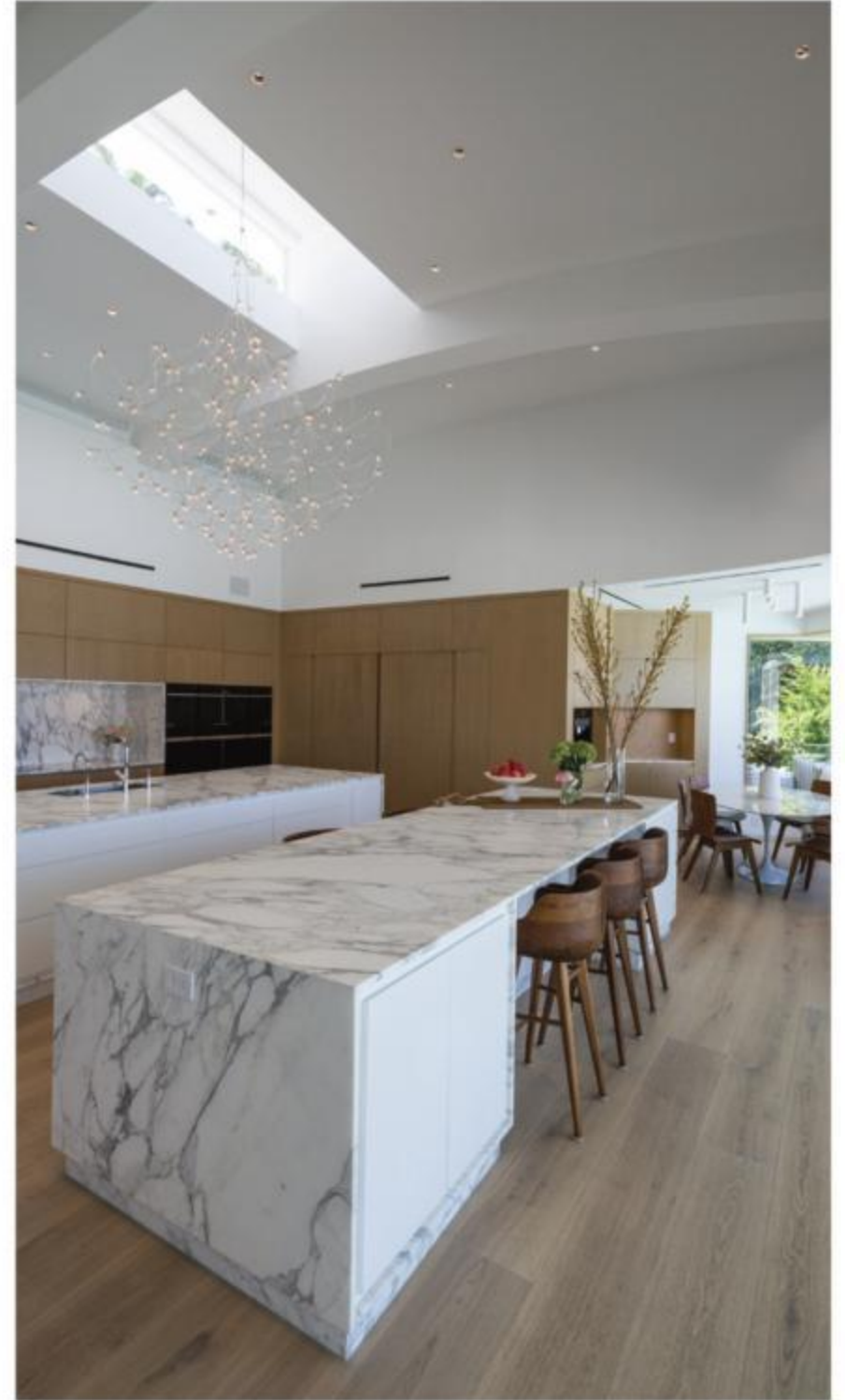
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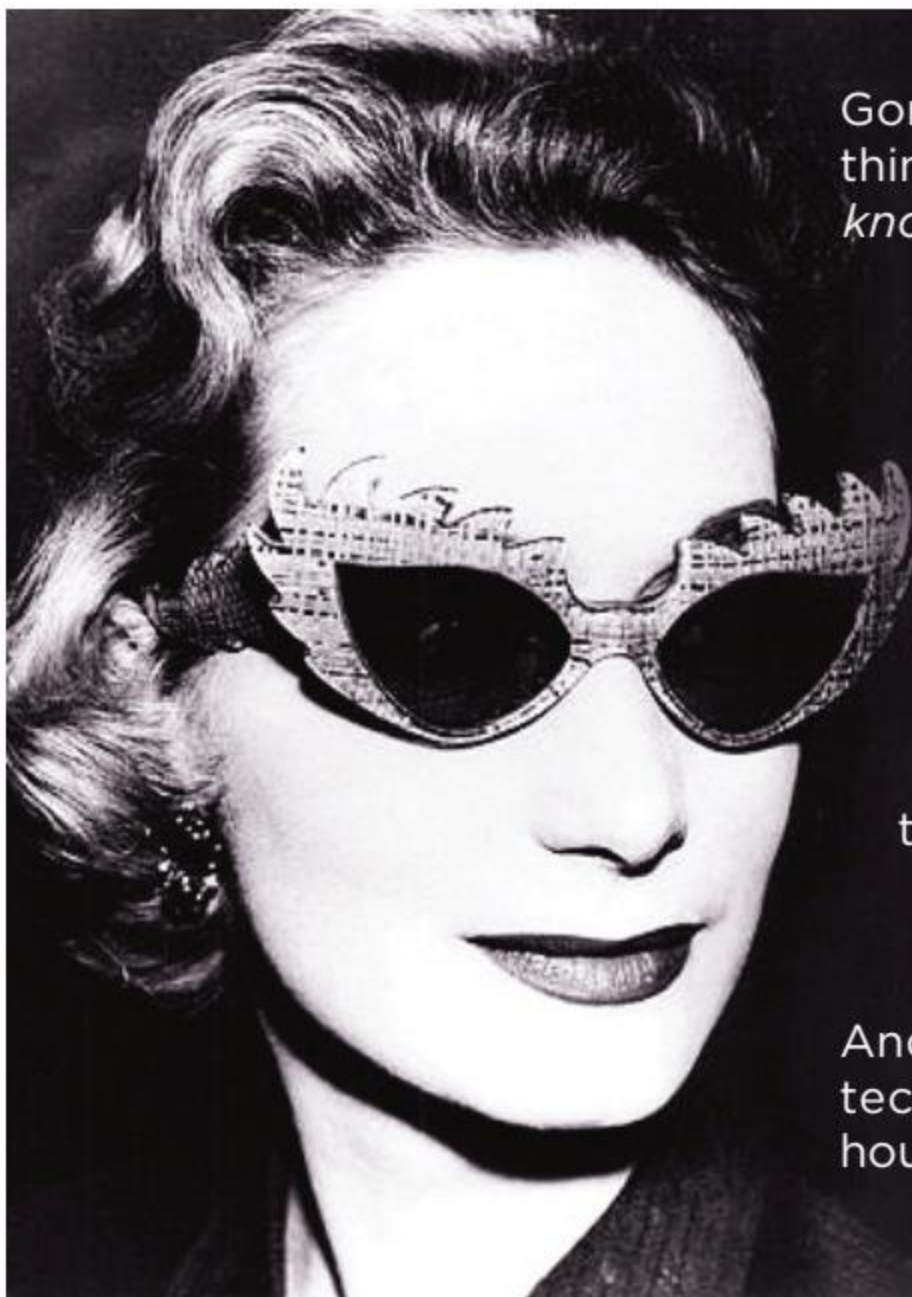
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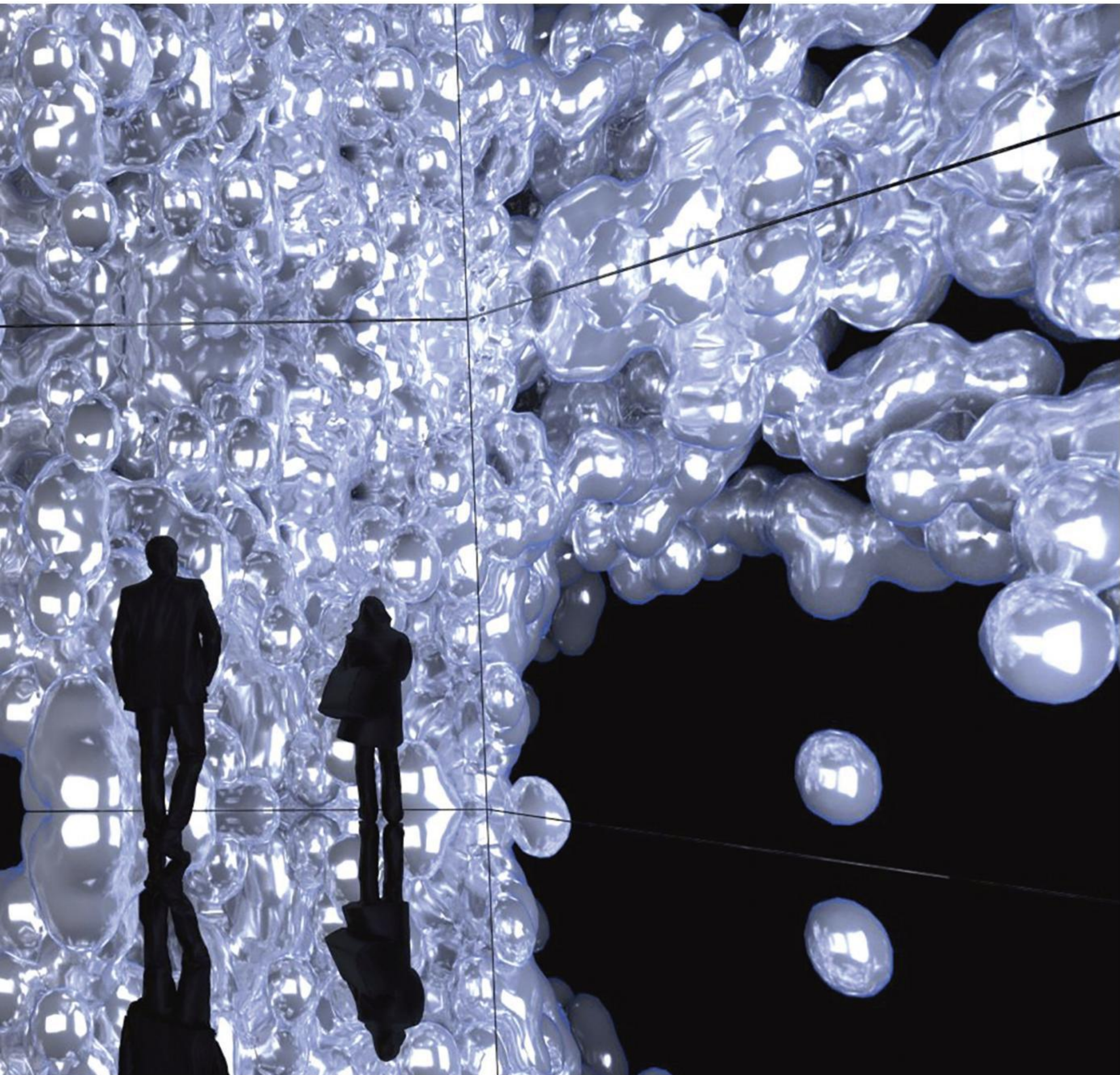
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Created for the programming of IGNITE Broward, this immersive installation, *States of Matter*, is the work of Susan Narduli of the award-winning Los Angeles-based architecture and design practice, Narduli Studio. The piece reimagines the physical world as a virtual experience, making visible the complex phenomena of matter. *States of Matter* invites viewers to find their place within the worlds we inhabit. Employing custom algo-

rithms to produce individual “behaviors” based on observable and unobservable states of matter. Experience this and other works at MAD Arts, 481 S. Federal Hwy in Dania Beach from 10am - 8pm, January 26 - 30. The Broward Cultural Division will be hosting an arts/tech talk with Narduli on January 28th, from 4 - 5pm at MetroLab at Florida Atlantic University, 111 E. Broward Blvd. More info at: [artscalendar.com/ignite](http://artscalendar.com/ignite)



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*A tall, four legged friend*  
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The *Cupertino* desk, great for this age of the home office, is finished in walnut veneer with matte grey lacquer.

OPENED IN OCTOBER, Bo Concept is the latest addition to River Market. If you've not been lately, it's time to check out River Market again. In a city filled with 1960s era strip malls, River Center is two steps above, providing for a local clientele that has definitively moved up-market. Bo Concept rubs shoulders with lululemon, Sephora, Pottery Barn, Whole Foods, Shake Shack and about 30 other shops.

Founded in Denmark in 1952, Bo Concept, although a global brand, specializes in home furnishings that have been pared down to a divine minimalism. With the rapidly growing number of 1st and 2nd home buyers flocking to Fort Lauderdale, the folks at Bo Concept saw a hole in the market for exactly designed, yet soothingly neutral home furnishings that fit nicely in both the contemporary and mid-century homes found here. With free styling advice from interior designers on staff, we love this place!

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*Bubblicious*  
Made of hand-blown, honey-colored glass, this vase has a satin-like finish. A little over 14" wide, it weighs a hefty 18 lbs.



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## Holly Blue

### Creating a garden of gastronomic delights.

**text** John O'Connor **photo** Myro Rosky

WHEN WE HEARD GIOVANNI ROCCHIO, the chef and driving force behind the four-star Valentino Cucina Italiano, was to head up the culinary efforts of a new restaurant called Holly Blue in Flagler Village, we were beyond excited. But when we heard about the concept for the space and just how that would be achieved, we were ecstatic. Let us explain.

Holly Blue is named after a bright blue butterfly, one that is sometimes thought to symbolize transformation and rebirth. That name is more than just fitting, as it digs to the very heart of this project. Holly Blue is the brainchild of David and Vanessa Cardaci, a couple who have taken the hospitality industry by storm in Fort Lauderdale, injecting the city with distinct, vibrant venues like The Wilder, Rhythm & Vine and The Easton. For the Cardacis, there is no secret “winning formula” to be copied over and over. Each of their establishments reflects a different vibe, and each seems to attract a different clientele. None of this is accidental. The Cardacis and the team they work with seem

**Holly Blue**  
**441 NE 3rd Ave.**  
**Fort Lauderdale**  
**954.488.2117**  
**hollyblueftl.com**

to have their fingers on the pulse of what the city is longing for and that goes far deeper than a name.

For Holly Blue, David eyed the long closed First Evangelical Lutheran Church. And while other developers had eyed that property with the goal of demolishing the 100+ year-old church, Cardaci saw a character-filled property ripe for adaptive re-use. Millions of dollars later, the final product swung its doors open in December. It has everyone talking... and with good reason. Located on NE 3rd Avenue, Holly Blue builds on an out-of-the-box quality that an ever-changing Flagler Village thrives on. It is relaxed, yet vibrant, with 220 seats that start inside, and then spill onto a massive terrace, the retractable awning of which sits 25 feet above its wooden deck. A church wall is now punctuated with stacking sliders, opening a relatively ornate interior to the breezy terrace. Full-sized trees, wrapped in tiny, warm white bulbs line the space, giving the al fresco dining space a romantic glow at night, with an atmosphere akin to Le Perchoir de l'Est in Paris. Stay tuned: in February, we'll review some of the dishes Chef Rocchio and his crew turn out.



## North Beach Village WINE GARDEN

Hidden away between little mid-century buildings, this spot is pure North Beach Village.

WHILE DOING A LITTLE RESEARCH for our article on the growing vibrancy of North Beach Village, we trolled Breakers Avenue from its northern end by the North Beach Village entrance to The Bonnet House Museum & Gardens, all the way to its southern end at the W Hotel. Along the way we stopped off at Archibald's Village Bakery, Symmetry Home Elements, the funky Plaza Bistro and a few other spots we'd not discovered. In the 600 block of Breakers Avenue, a street that was only recently given the green light for retail ventures, we found just the type of spot Fort Lauderdale has been crying out for.

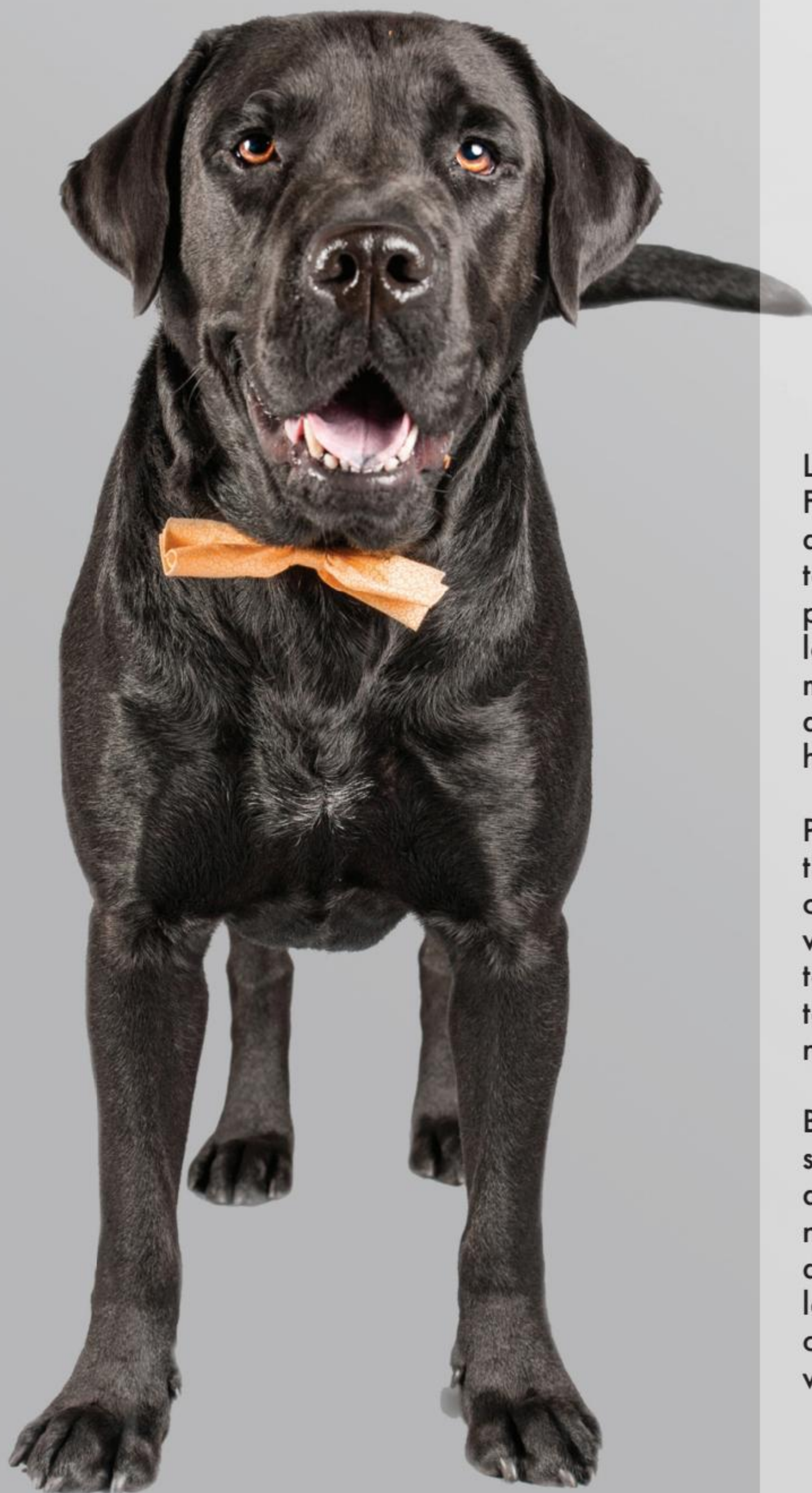
The Wine Garden is a down-to-earth bistro, making fabulous use of the normally forgotten spaces that lie in between buildings. Because of this, the narrow entrances make you feel as if you are entering a private club for those "in the know". The Wine Garden serves up Italian fare like Bucatini Carbonara and Pesto Genovese, but the main event here comes in a bottle. The wine list includes 'flights', half bottles and full bottles. The 50+ offerings include an Argentinian Malbec, Proseccos from the Veneto, and of course 15 varieties from Northern California.

One we loved: the Ferzo Montepulciano d'Abruzzo. We sipped that with nibbles on a breezy December evening. Outdoors, under strings of lights we sat and chatted for a good 90 minutes. There's no rushing here, no fussing here... and that, my friends, makes us happy.

**The Wine Garden**  
3115 Terramar St.  
Fort Lauderdale  
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Dasher, Adopted September 2017



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

## Les délices d' Anna

This spot on Seminole Drive has been a French Bakery for years... but the shop's latest proprietors have taken it to new heights.

SUNRISE HARBOR, a two tower apartment complex, has kept watch over the Intracoastal at the Sunrise Boulevard bridge for two decades now, and it seems like there has always been a French Bakery at the ground level, with little bistro chairs and tables facing Seminole drive. In fact, it has been several French bakeries, some good, some barely passable... until now. Although it carries the anglicized moniker "Anna's Coffee Shop" it should really be called *Le café d'Anna* or similar, as every piece of deliciousness they offer looks and tastes like it came from a pâtisserie in Paris' 17th arrondissement.

The staff at Anna's gets going early each morning, six days a week, baking fresh baguettes, croissants, pastries, sandwiches, quiches, crepes, waffles, and much more. But we have to say, the pastries are outstanding. Looking for something simple to devour with a demitasse of espresso? Try Anna's Raspberry éclair. In the mood for decadence? Anna's gâteau opéra is *beyond* delicious. But that's not all. Anna's serves mouthwatering omelets, crepes, quiches and gourmet sandwiches as well. The staff at ISLAND says in no uncertain terms: run, don't walk, to Anna's.

**Anna's Coffee Shop**  
**1000 Seminole Drive**  
**Fort Lauderdale**  
**954.568.3876**



The scent of baking baguettes wafts through Anna's, making just what to buy a difficult decision.



The pastry choices offered at Anna's are mind-boggling. From macarons to éclairs to tarts au citron the choice is difficult. One of the favorites, and with good reason, is Anna's gâteau opéra.

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# ISLAND

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## Ocean Key Resort & Spa

The Conch Republic's "sovereign state of mind" is closer than you'd think.

**text** Ed Salvato

WITH 100 DELUXE GUEST ROOMS AND SUITES, a luxurious spa, pool, restaurant, and impeccable service, Ocean Key Resort and Spa [oceankey.com](http://oceankey.com) offers a colorful and comfortable destination to escape the world's problems for a blissful weekend. You can even skip the five hour drive as American Airlines flies nonstop from Fort Lauderdale to Key West in 53 minutes. The breezy, tastefully tropical rooms are sun-drenched, spacious and luxurious featuring plush furnishings, marble-

**The Harborview One Bedroom Suites, while a splurge, are stunning: Located on the upper floors they offer sweeping views over Duval Street, for optimal people watching.**

bedecked bathrooms, and Jacuzzi tubs. Each room has a view of either the Gulf of Mexico or Old Town Key West. If budget permits, the suites provide oodles more room and are decorated to reflect the pastel palette you'll find through Key West. The Harborview One Bedroom Suites, while a splurge, are stunning: Located on the upper floors they offer sweeping views over Duval Street, for optimal people watching.



**Raised up seven or eight feet from the surrounding waters, Ocean Key's pool and oversized hot tub sooth vacationers. Bar and snack service is offered poolside.**

There is a stylish but compact pool surrounded by cabanas, a nice place to soak up some rays yet still have access to the resort's restaurant and bar, which are among the resort's main at-

**You have everything you need for a true escape in this fully inclusive resort, but you also have the delightful, historically and culturally rich "micronation" of the Conch Republic just a few steps away.**

tractions. Dining at the wraparound terrace of Ocean Key's restaurant, **Hot Tin Roof** is both delicious and mesmerizing. In the morning you'll find your gaze drift out over the peacock-blue

— almost iridescent — water to the numerous tiny islets dotting the horizon. After sunset (which, in a charmingly pagan ritual, locals and visitors alike toast from all along the western facing beach) your gaze will be drawn to the inky black nighttime sky where stars shine bright like diamonds, even glinting off the blue-black waves. Hot Tin Roof is highly regarded for its service and cuisine as well as its view. If they are on the menu, be sure to try the sweet and sour crispy Brussel sprouts and lobster mac and cheese, and one of the island's best versions of the local specialty: key lime pie. Don't fret you can work off those calories at the fitness center offering a range of cardio equipment, cable crossover machines, free weights and a stretching area. Or



Serenity surrounds you on your private terrace at Ocean Key Resort & Spa, with water that turns from from a clear turquoise to an iridescent, peacock blue

breeze by the gym for a decadent treatment at **SpaTerre**. The 60-minute pedicure comes with a key lime-lemon margarita!

You have everything you need for a true escape in this fully inclusive resort, but you also have the delightful, historically and culturally rich “micronation” of the Conch Republic just a few steps away. Key West’s fierce independence and quirkiness manifest in the warm welcome accorded all diverse visitors and locals including the LGBTQ community whose influence can be felt in local arts, dining, and entertainment. It’s easy to find Key West’s magic by simply stepping off **Duval Street**, the main commercial and tourist center, and meandering around Old Town’s historic cot-

tages, plantation homes and former cigar factories. Plan at least one meal at the quaintly named yet fabulous **LaTeDa Restaurant** [lateda.com](http://lateda.com) for its glamorous feel at night: Book a table in their enchanted outdoor space where you’ll enjoy simply perfect food, friendly yet professional service and a pleasantly quiet atmosphere. For more trip-planning information visit the official Florida Keys and Key West visitors’ site. [fla-keys.com](http://fla-keys.com)

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*NYC-based Ed Salvato is a freelance travel writer, instructor at NYU and the University of Texas at Austin’s NYC Center, and an LGBTQ tourism marketing specialist.*



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**Designed by the architect H. George Fink prior to the Great Depression, the sprawling Sheppard Estate in Colee Hammock is a fine example of Mediterranean Revival, a term the architect is said to have coined. His original studio still exists on Ponce De Leon Avenue in Coral Gables.**

## With a history going back to 1793, Colee Hammock has seen it all... and then some.

AMAZING AS IT MAY SEEM, THE little Colee Hammock neighborhood, situated on both sides of bustling Las Olas Boulevard, remains peaceful and tree-shaded, and is walking distance to nearly every-

THIS ENCLAVE STRADDLING LAS OLAS IS IDYLIC, WITH WATER ON THREE SIDES AND A MULTITUDE OF LIVE OAKS, MANY OF WHICH ARE MORE THAN A CENTURY OLD.

thing one might need. And while it might not be quite walking distance to a grocery store, there is a brand new Publix Green Wise market at The Main, a new mixed-use development about six blocks

west on Las Olas. That market has been joined by dozens of new restaurants and shops that are but a two-minute stroll from the residential sections of Colee Hammock, making this history-filled enclave even more desirable than it was. This sought-after section of East Fort Lauderdale is idyllic, with water on three sides and a multitude of live oaks, many of them more than a century old.

Bordered roughly by the Mola Canal on the east, the New River on the south and the tiny Himmarshee Canal on the west, this neighborhood has the oldest recorded settlement in all of Broward County, giving it a history stretching back to 1793. In that year, Charles and Frankee Lewis called what is now Colee Hammock

## On The Market in Colee Hammock



Address: **1309 SE 2nd Street**  
 Description: **3 bed, 4 bath, pool**  
 Size: **2,650 Square Feet**  
 Asking Price: **\$1,650,000**  
 Listing Agent: **Charles Falkangerg**  
 Company: **Compass**  
 Contact: **561.702.0691**



Address: **112 SE 15th Avenue**  
 Description: **2 bed, 2 bath, pool, waterfront**  
 Size: **1,100 Square Feet**  
 Asking Price: **\$427,000**  
 Listing Agent: **Kimberly DeSocio**  
 Company: **Sapphire Luxury Properties**  
 Contact: **954.303.1082**



Address: **22 SE 17th Avenue**  
 Description: **4 bed, 5.5 bath, new construction, pool**  
 Size: **4,500 Square Feet**  
 Asking Price: **\$3,249,000**  
 Listing Agent: **Jacquelyn Scott**  
 Company: **ReMax First**  
 Contact: **954.895.1400**

'home', according to a Spanish government report. After all, Spain did claim all of Florida for its own back then. Quite some time after the United States bought Florida from Spain in 1819, Frankee Lewis sold his 640 acres to a gentleman who eventually sold it all to pioneering landowner Mary Brickell. Brickell's goal was to develop that acreage — eventually — into a high-end, residential subdivision.

Frank Stranahan initially set up his ferry point in what would become Colee Hammock, but Brickell, wary of the traffic in her

**HENRY FLAGLER EYED THE AREA AS A RIGHT OF WAY FOR HIS FLORIDA EAST COAST RAILROAD IN 1894, BUT MARY BRICKELL WOULD HAVE NONE OF IT ON HER LAND.**

serene setting, moved him west to the site of the present-day Stranahan House. Henry Flagler eyed Colee Hammock as well as a straight-through right of way for the extension of his Florida East Coast Railroad in 1894, but once again, Brickell would have none

of it on her land, hence the bend westward in the FEC tracks at about NE 15th street that exists to this day. Brickell platted Colee Hammock into a residential community in 1916, naming it for an engineer and friend, James Colee. The origins of the moniker have caused much confusion over the years. It was once mistakenly thought that the community was named after the 1836 Cooley Massacre, which actually took place in Sailboat Bend.

Today, this urban village is made that much richer by the patina of age. It's an affluent neighborhood, yes, but it is diverse and offers as much in terms of lifestyle to artists and creatives as it does to corporate executives and their families. At press time there were only seven residences, both single family and condominium, on the market. Those range from a one bedroom, one bath condominium of 621 square feet asking \$275,000, to a new construction, four bedroom, five and a half bath single family home with pool and a large lot. In the middle are condominium units facing the New River asking anywhere from \$300,000 to \$635,000, and a 2,000 square foot townhouse built in 1999, just steps to Las Olas, asking \$990,000.

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## Recently Sold in Colee Hammock



Address: **1700 Brickell DFrive**  
 Description: **buildable lot waterfront**  
 Size: **20,747 Square Feet**  
 Asking Price: **\$5,395,000**  
 Sale Price: **\$5,200,000**  
 Listing Agent: **Dany Landry**  
 Company: **Royal Intlernational Realty**



Address: **112 SE 15th Avenue**  
 Description: **3 bed, 3 bath, pool**  
 Size: **1,740 Square Feet**  
 Asking Price: **\$975,000**  
 Sale Price: **\$920,000**  
 Listing Agent: **Rick Ramirez**  
 Company: **Rampro, Inc.**



Address: **2700 Aqua Vista Blvd.**  
 Description: **4 bed, 4+ bath, pool**  
 Size: **3,756 Square Feet**  
 Asking Price: **\$1,995,000**  
 Sale Price: **\$1,995,000**  
 Listing Agent: **Tim Singer**  
 Company: **Coldwell Banker**

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Pictured: Jumbo Old Bay Shrimp

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# Harbor Isles

Mid-Century Modern gems bordered by what is arguably the best beach in the city.

**FORT LAUDERDALE'S SOUTHEASTERN** most neighborhoods can be a bit confusing. "I thought this was all Harbor Beach," is a common refrain here. But no, that's not accurate. Yes, Harbor Beach strad-

**HARBOR ISLES' BEACH CAN BE AS DEEP AS 1,000 FEET. ELSEWHERE IN THE CITY, THE DISTANCE BETWEEN THE STREET AND THE HIGH TIDE MARK CAN BE AS LOW AS 75 FEET.**

dles A1A at this end of town, but barely. On the eastern side of A1A are two distinct neighborhoods: Harbor Inlet and Harbor Isles. To put an even finer point on it, within the Harbor Inlet neighborhood is a still smaller neighborhood known as the Breakwater Surf Club. Harbor Isles is its own, oceanfront neighborhood. And what ocean-

front it is! The beach here, measured from the private property line to the high tide mark, can be as deep as 1,000 feet. Compare that to some points of Central Beach, where the distance between A1A and the high tide mark can sometimes be no more than 75 feet.

For those who know Harbor Isles, the west side of S. Ocean Lane it is lined with tall, mid-century era towers designed by architect Charles McKirahan. Breakwater Towers, Atlantic Towers, Sky Harbor East and Everglades House, all completed in the early 1960s. Its eastern side — for the most part — is lined with low, architecturally significant oceanfront co-ops and condominiums, as well as the Lago Mar beach resort. Most of the structures on the east side of S. Ocean Lane were constructed between 1954 and 1956. At its far southern end, hugging the deep water of the Port Everglades inlet

## On The Market in Harbor Isles



Address: **2100 S. Ocean Drive, #16B**  
 Description: **1 bed, 1 bath, waterview, pool**  
 Size: **900 Square Feet**  
 Asking Price: **\$399,000**  
 Listing Agent: **Jorge Brandt**  
 Company: **Coral Shores Realty**  
 Contact: **954.914.9911**



Address: **2100 S. Ocean Lane, #2306**  
 Description: **3 bed, 4 bath pool, waterfront**  
 Size: **2,491 Square Feet**  
 Asking Price: **\$1,575,000**  
 Listing Agent: **Martha Buckley**  
 Company: **Coldwell Banker**  
 Contact: **954.309.4889**



Address: **1851 S. Ocean Drive**  
 Description: **5 bed, 5 bath pool, waterview**  
 Size: **4,894 Square Feet**  
 Asking Price: **\$2,795,000**  
 Listing Agent: **Karen Snedaker**  
 Company: **Lauderdale Beach Props.**  
 Contact: **954.261.7707**

is the two-towered Point of Americas complex, was the last to be completed, in 1969. It's important to note that although Harbor Isles is entirely multi-family homes, Harbor Inlet, just to its west, is exactly the opposite, containing exclusively single family homes.

The one thing this neighborhood does not offer is the ability to walk to a grocery store or pharmacy or doctor. It is purposefully remote. But for the most part, for those who chose to live here,

**PROPERTIES ON THE MARKET RANGE FROM A 900 SQUARE FOOT ONE BEDROOM APARTMENT, STARTING AROUND \$350,000 TO A PENTHOUSE ASKING \$2,750,000.**

"quiet enjoyment" is of utmost importance, and Harbor Isles remoteness is a major draw. Many second homeowners maintain a residence in Harbor Isles, and are delighted to touch down at FLL, and be just a quick Uber home. Some join Lago Mar's private club, opting to dine there and use its beach and fitness center. Others are simply happy to sit on their terrace and enjoy the

ocean breezes while watching cruise ships glide in and out of Port Everglades.

Although there are literally thousands of residences here, the current, super-tight real estate market means that, as of press time, there were very few properties on the market. They range from a good-sized, 900 square foot one bedroom apartment, starting around \$350,000 to a penthouse asking \$2,750,000. That residence, high atop Breakwater Towers, has had every square inch renovated and offers breathtaking views and nearly 5,000 square feet of living space.

If that seems a bit much for your budget, Coldwell Banker's Martha Buckley showed us a three bedroom, four bath residence at Point of Americas with 2,491 square feet of living space. priced at \$1,575,000 this 23rd floor residence has picture perfect perfect views looking north over the sandy Atlantic beach that would be at your door. Don't feel like cooking or joining the Lago Mar Club? No worries, Point of Americas has their own restaurant just for residents and their guests. *Bottle of champagne for table two, please!*

Detail from *Blue Heron Dream*, a mural by Marcus Borges aka Grabster  
located in Fort Lauderdale's FATVillage Arts District

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Saravá Açai Cafe 2213 N. Dixie Hwy.

The Mailbag 1314 E. las Olas Blvd.

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sea beside the seaside,  
by the beautiful sea. ”

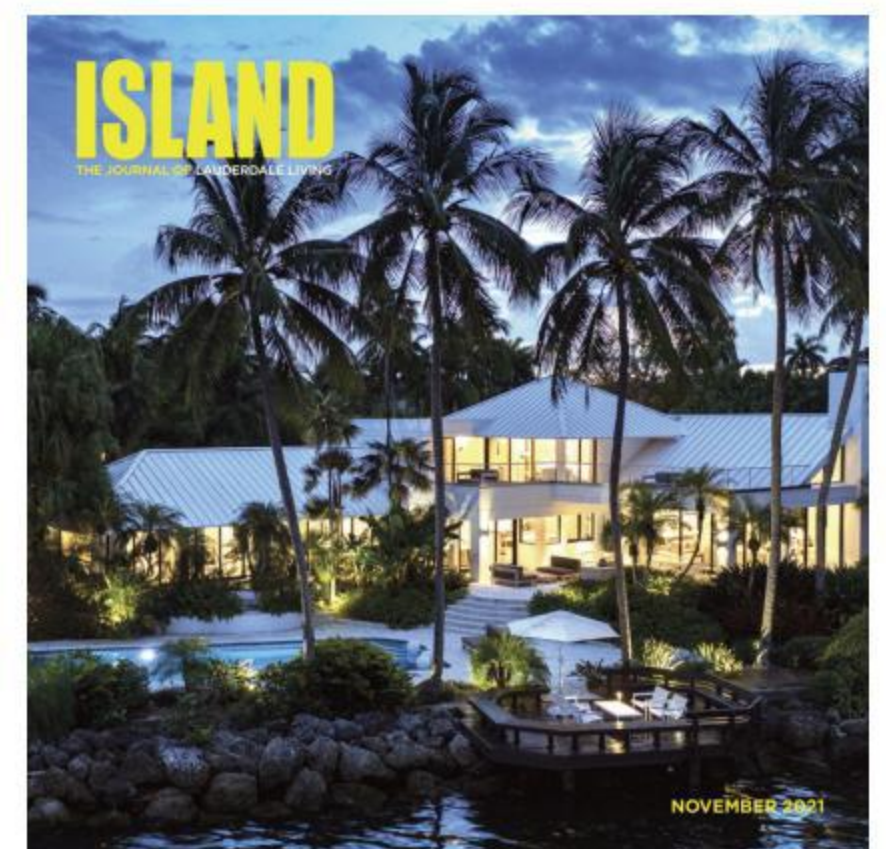
Photographed by Charles Lee Baron in April of 1950, Jean King and Ann Babel are perched at a lookout station at the brand spanking new Bahia Mar Marina.

As so much of Fort Lauderdale was developed along its waterways creating scores of new, “finger islands”, it naturally followed that those neighborhoods would attract residents and 2nd home owners with a keen interest in boating, fishing and other water-centric sports. As spots like Pier 66 and Bahia Mar rose and gained in notariety, the yachts and motorboats followed. With that, Fort Lauderdale’s assertion that it was “The Venice of America”, became undeniable.





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**Dolphin Isles gut renovation. Powers & Schram, architects.  
Photographed for *Tropic* magazine by Robin Hill.  
Highend International Construction, general contractors.**



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*Point of Americas 1 - #1403*

This 2/2 split bedroom ocean view model is completely renovated with floor to ceiling impact windows/doors, custom cabinetry, SSI appliances and is offered fully furnished! Beachfront luxury! \$895,000



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*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, Intra-coastal, downtown and north to the Hillsboro lighthouse. \$1,395,000



### *Point of Americas 1 - #2306*

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A photograph of a luxurious indoor spa area. In the foreground, a large, circular stone hot tub is filled with water and lily pads. To the left and right of the hot tub are wooden lounge chairs with white and patterned cushions. A large potted plant is on the right. In the background, a wooden balcony with a railing is visible, and a doorway leads to an outdoor area. The room is lit with warm, ambient lighting.

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