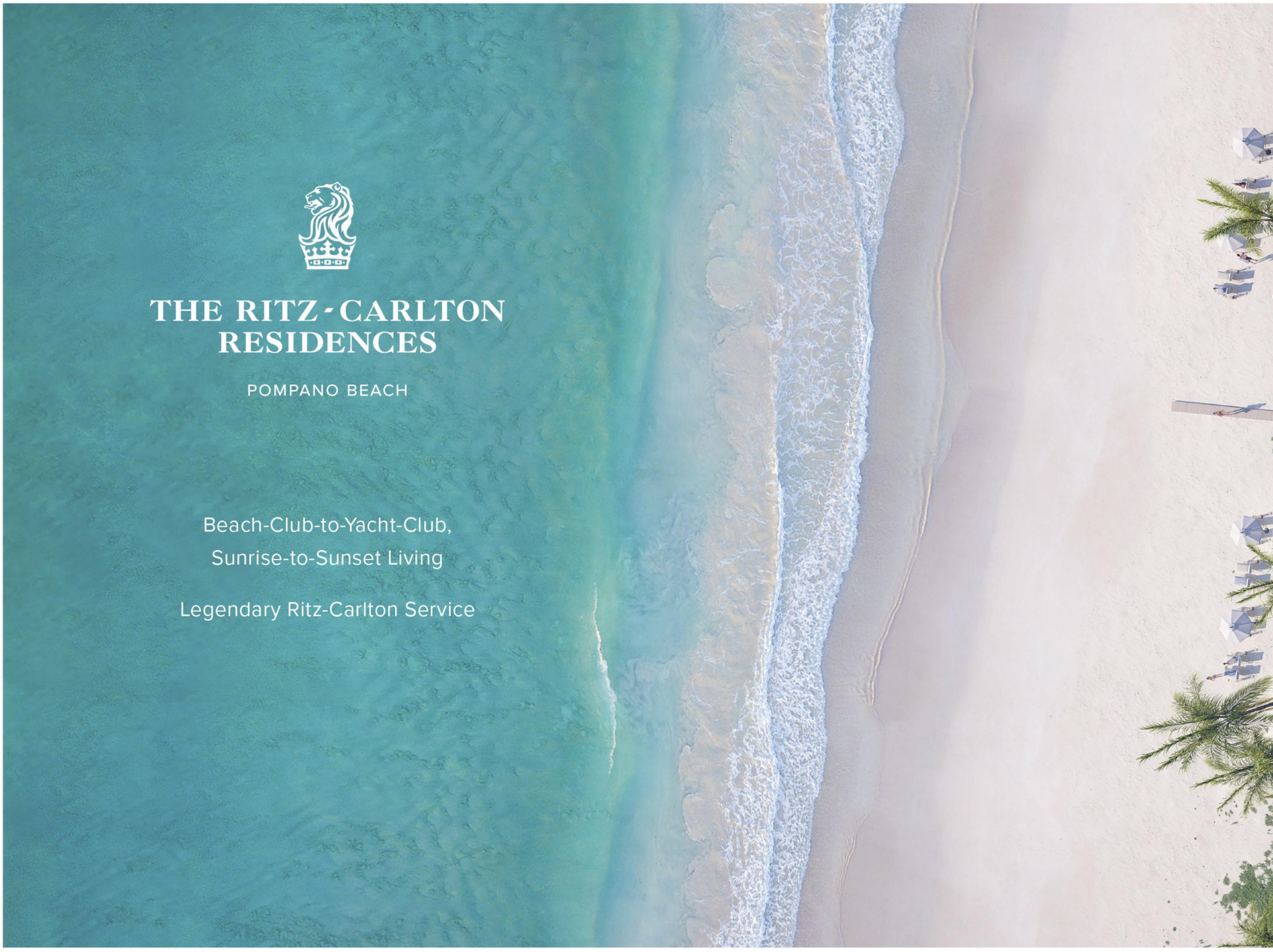
ISLAND

THE JOURNAL OF LAUDERDALE LIVING



FEBRUARY 2022



THE RITZ-CARLTON RESIDENCES

POMPANO BEACH

Beach-Club-to-Yacht-Club,
Sunrise-to-Sunset Living

Legendary Ritz-Carlton Service

Reserve your magnificent new home, curated by Lissoni®,
at this transformative, owners-only luxury resort
on the white sands of Pompano Beach.

THE RITZ-CARLTON RESIDENCES, POMPANO BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C., OR ITS AFFILIATES ("RITZ-CARLTON"). 1380 OCEAN ASSOCIATES, LLC USES THE RITZ-CARLTON MARKS UNDER A LICENSE FROM RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS 1380 OCEAN ASSOCIATES, LLC WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF



DEVELOPED BY

FORTUNE INTERNATIONAL GROUP

OAK CAPITAL

theresidencespompanobeach.com 954 994 1071

1380 S. Ocean Boulevard Pompano Beach, Florida 33062

FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THE RENDERING CONTAINED HEREIN IS AN ARTIST IMPRESSION, CONCEPTUAL INTERPRETATION, PROPOSED ONLY AND MERELY INTENDED AS ILLUSTRATION. NO GUARANTEE IS MADE THAT THE DESCRIBED FEATURES, SERVICES, AMENITIES OR FACILITIES WILL BE AVAILABLE OR BUILT. DEVELOPER RESERVES THE RIGHT TO MAKE ANY MODIFICATIONS, REVISIONS OR WITHDRAWALS IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL IMPROVEMENTS, DESIGN AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING PERMITS AND APPROVALS FOR SAME BY THE RELEVANT AUTHORITIES. EQUAL HOUSING OPPORTUNITY. DBOX

ISLAND

IN THIS ISSUE:



12 FIRST IMPRESSION

Designing for Location

Its exacting standards began 100 years ago with its first hotel in Boston. Now The Ritz-Carlton brings exquisite private residences to Pompano Beach.

LOST LAUDERDALE **22**

Vanished Works of Abreu

Arguably Lauderdale's finest architect of the 1920s, many of Frances Abreu's exquisite works have, nonetheless, succumbed to the wrecker's ball.





25 MODERN ON THE MARKET

Modern Marvel

Built for DEX Homes, this new home on the Intracoastal boasts a design that is both human-scaled, and pays attention to its sub-tropical, waterfront site.

LIVING WITH ART **48**

Concrete to Context

Painted by the artist Peeta, (in photo, right) *Heron* is a new, 5-story mural that makes a strong visual connection to life in Greater Fort Lauderdale.





60 ISLAND

New New Orleans

After a few years that tested its re-solve, the Big Easy comes roaring back. Travel editor Ed Salvato tells you what to expect this time around.

On the cover: Rendering of Garcia Stromberg's design for a new condominium project soon to rise on the Intracoastal in North Beach Village.

OB
HOUSE

O-BHouse.com

Oven Baked Pancake with Fresh Florida Strawberries & Pecans



ISLAND

FROM THE EDITOR

CREATING LINKS TO LOCATION

While racing around trying to get this issue of *ISLAND* out the door and on press, I couldn't help but see a thread that was running through so many of the articles. Then I realized, this was no accident... this is a reflection of what fascinates me about the built environment. In our cover story on a new development in North Beach Village, (page 12) the theme emerges. It takes further hold in an article about 1920s architect Frances Abreu on page 22. Following that article on page 25 we feature a gorgeous waterfront home just completed... and yet, the thread runs through this piece as well.



Caution: Art In Progress

In *Living With Art*, on pages 48 and 49, we look at the artist Peeta's massive mural that turned bare concrete into a celebration of place.

In fact, in one way or another it runs through *five* different articles. What is this thread, you ask? It's about architects, designers and developers designing with *site* in mind. This awareness can be on a micro, or macro level, but actually following through and building based on the environmental conditions that make a place special is what makes architecture *responsive*... and wonderful.

One hundred years ago, when new homes were rising in suburbs of cities like Chicago or Cleveland or Boston, the rage was for Georgian or Dutch Colonial or Tudor style homes. But the architects who were busy designing and building and molding what South Florida wanted to be, paid attention to site, and to climate. They looked at the landscape and took note of the pounding sun. Instead of opting for Georgian or Dutch Colonial or Tudor, the model Denman Fink, Addison Mizner and Francis Abreu gravitated towards was Mediterranean Revival. Why? The design of say, a 17th century Tuscan farmhouse with its shady loggias and cool pergolas responded to the South Florida climate. It didn't hurt matters that these romantic homes managed to lure buyers from the frozen north as well. The local dialect they developed worked on both counts.

Times change,... design preferences change, but the idea that architecture and building should *respond to its specific site* remains a hallmark of good design. Paying attention to where you are works in public art as well. as you'll see in this month's *Living With Art* feature.

John T. O'Connor
Editor-in-Chief

Photo B4 Flight

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

EXPLORE THE ARTS

BROWARD ARTS CALENDAR

ArtsCalendar.com

South Florida's guide to arts, culture, events and experiences.

BROWARD COUNTY FLORIDA
Cultural Division

@BrowardArts



"And on your right, ladies, the rare Phalaenopsis schilleriana!"

Presented by the Fort Lauderdale Garden Club, the Secret Garden Tour of Fort Lauderdale will be held on Saturday, February 26th. A perfect outdoor activity, the tour takes you through seven of the most beautiful private gardens on the east side. At the end of the tour, you'll be invited to enjoy light refreshments and explore the orchids, tropical plants and garden supplies offered by the vendors and FLGC's own garden shop. Sound good?

To book your spot, go to flgc.org



"They're at the gate... And... They're off!"

From the group that brought you **The Wharf** in downtown Fort Lauderdale comes the **Carousel Club**. Located at **Gulfstream Park**, the Carousel Club is a first-of-its-kind open-air entertainment destination fusing great food and drink with the thrill of thoroughbred horse racing in a fresh air setting designed by **Studio Collective**. Carousel Club will be open weekly on Friday, Saturday and Sunday from noon 'til late. **Grand Opening Weekend** is scheduled for February 18th – 20th.

For more information: **carouselclub.com**

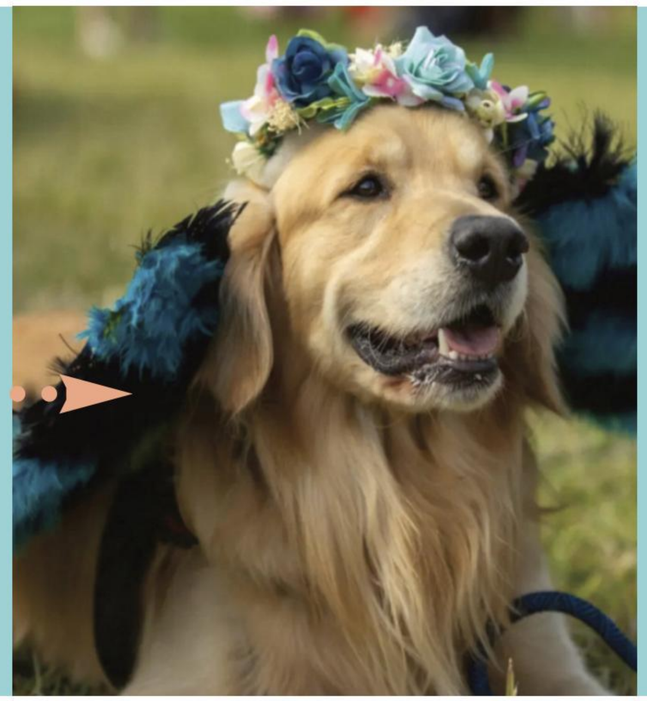
THE "EARTH" WITHOUT "ART" IS JUST "EH."

OK, OK... So it's not held outside, but the proceeds from artsquare 12x12.2022, an in person *and* online art auction, benefit a number of outdoor, public art projects in Wilton Manors. For instance, artsign.2018 welcomed disrupters of everyday road signs with alternatives placed around the city. On each sign was an uplifting message about the power that we each hold within, or a pause-and-ponder that inspired viewers to stop, think, smile, laugh or chuckle. This year's auction artwork goes up for viewing on February 11, and the auction will be held on March 13. More info at wiltonart.org



Photo WiltonArt.org

What could be better than a park full of *These fellows?* In our opinion, not much!



The **Fur the Love Pet Fest** returns to Fort Lauderdale Beach on Sunday, Feb. 20, at its new location, Las Olas Oceanside Park. Celebrate Fort Lauderdale's love for its furry residents with a day of four-legged fun. Fur the Love Pet Fest's 2022 theme, ***Pupchella***, is a nod to the music festival, *Coachella*. Guests are encouraged to dress in theme with flower crowns, tie-dyed and bohemian accessories. All event profits will benefit **100+ Abandoned Dogs of Everglades Florida**, a non-profit organization that was established as a community effort to end the neglect and abuse of animals. Information at: **FTLPetFest.com**

Om shanti, shanti, shanti...

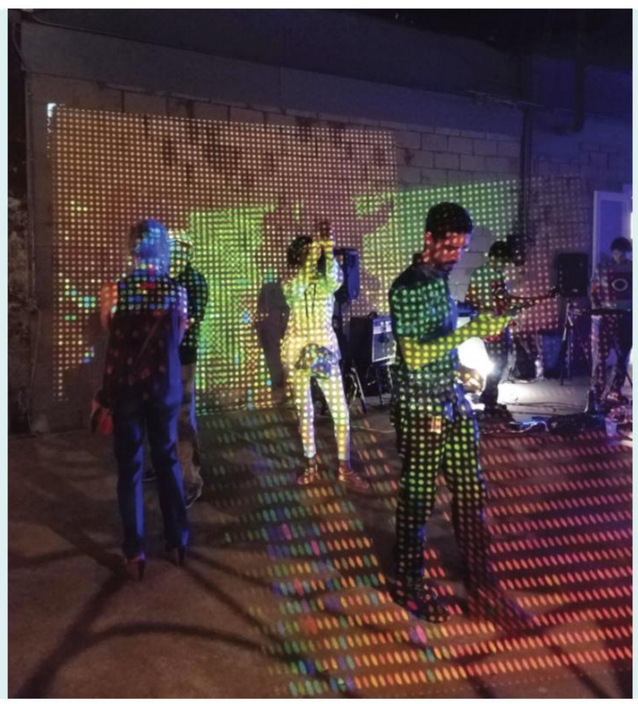
On March 3rd from 6.00-8.15 p.m., LO/OP Fitness yoga instructor, Lisa Pumper, invites you to an all-levels gentle yoga flow class on the rooftop lawn of the Las Olas Beach Garage. Space is limited to assure social distancing, and the evening will be set to a melodic fusion of blues, jazz and soul seasoned with Afro-Cuban & Caribbean rhythms, performed by composer /arranger/guitarist, Eddy Balzola.

To book your spot, go to **theloopflb.com**



"In the future,everyone will be famous for fifteen minutes." —Andy Warhol

Culturally enriching the greater community since early 2000's, the **FAT Village Art Walk** continues to expand, bringing in a truly diverse crowd of people to experience art, crafts, music, food and fun not only in Flagler Village but in the adjacent MASS district and at The Hive. Open galleries showcase new art, local artists and artisans sell gifts and goods, and food trucks are there to satisfy growling stomachs! **Upcoming dates:** Saturday evening, 6-10 p.m. February 26th and Saturday evening, March 26th. Helpful hint: take a lyft, uber, cab or walk.



FATVILLAGEARTWALK



craft cocktails
award-winning wine list
quality mediterranean food









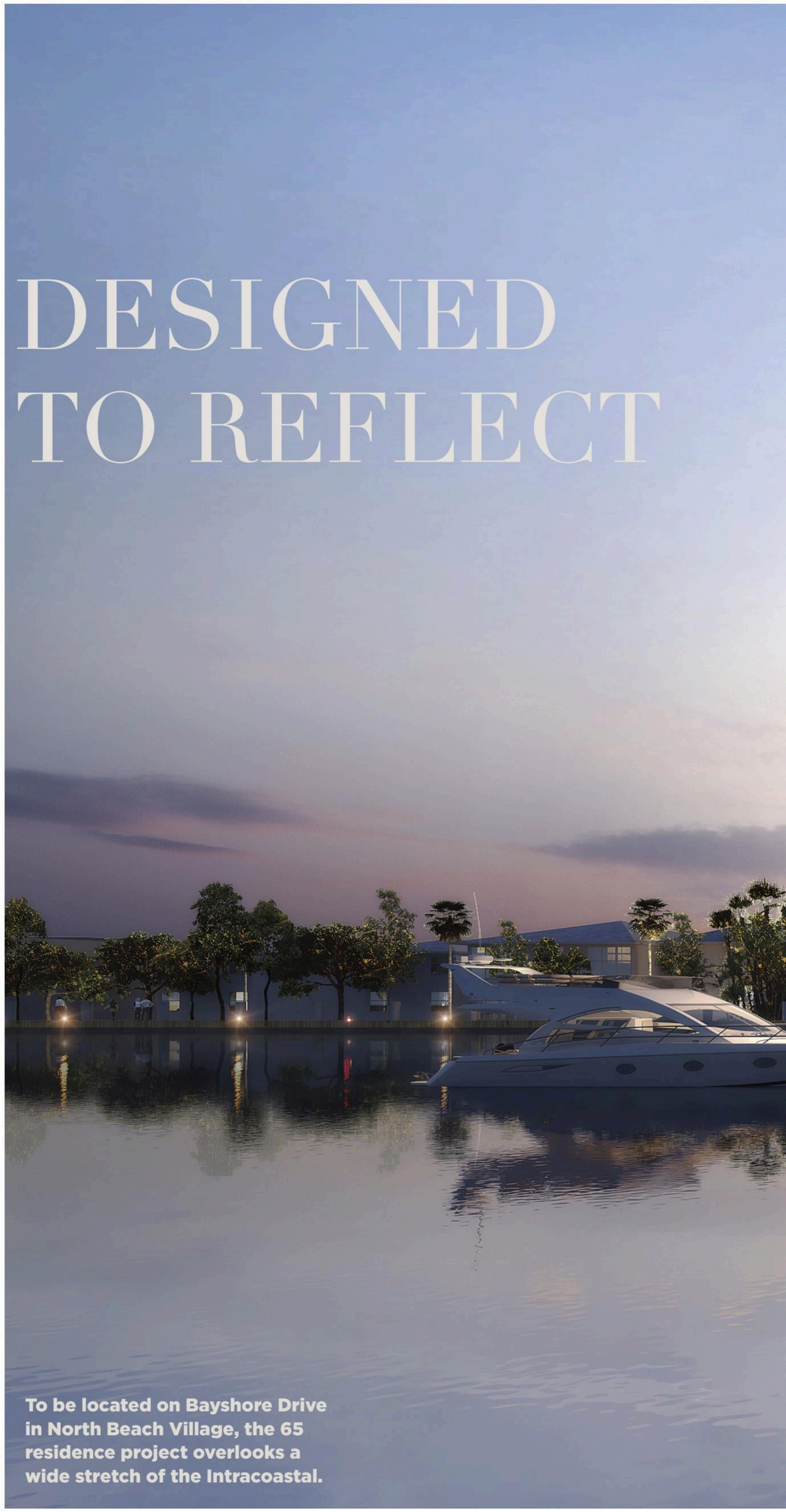
let us host your next event for an unforgettable experience!

thasos

3330 E Oakland Park Blvd,Fort Lauderdale 33308 954.200.6006

thasosrestaurant.com @thasosfl

A SUPREME LOCATION



To be located on Bayshore Drive in North Beach Village, the 65 residence project overlooks a wide stretch of the Intracoastal.

text John T. O'Connor

IN SPITE OF WHAT SOME MIGHT HAVE YOU BELIEVE, every new condominium building built on this planet does not need to be "iconic". Their design should, however, reflect or underscore the best aspects of their site, as well as the world they hope to create within. That seems to be a recipe the developers and design team for a new project on Bayshore Drive in North Beach Village have perfected. Dramatic yet understated, the soon to rise 11-story, 65 residence project is the brainchild of Coral Gables-based Location Ventures, and was designed by the West Palm Beach-based firm, Garcia Stromberg.

For us, one look at the plans and renderings for the as-yet-to-be-named condominium brought to mind two words: sophistication and tranquility. One does not win over the other at this undertaking on



the Intracoastal Waterway. Under the guidance of the design team, here at least, they are harmonious. Floor plates extend out past curtain walls of glass on every level, emphasizing the horizontal nature of this building and its connection to the water beyond. Window walls vary back and forth between slightly angled and rectilinear, giving the building a dynamism that is never over the top. An entryway cased in wood and an extensive use of wooden screens on the ground level add a natural element to the design, and give a quiet hat tip to screening elements on nearby Mid-Century Modern buildings that give North Beach Village its vintage character. But the concept for this project goes deeper than just the surface, so we sat with Rishi Kapoor, CEO of Location Ventures to ask him about both the design and concept of the project.

> **“In addition to in-residence features, like air and water purification and circadian rhythm lighting, residents will find a robust amenity program that goes beyond standard expectations.”**

ISLAND: I’m sure there are a host of restrictions dictating what you could or couldn’t create on this site. What how exactly did you approach the design?

RISHI KAPOOR: When it comes to the design of any of the projects in our portfolio, we try very hard to be conscious of the site surroundings and work closely with the architecture and design teams to ensure that the development we are bringing to the neighborhood is complementary. This could mean incorporating materials representative of the landscape — in this case waterfront — or paying homage to a historic design style. The City of Fort Lauderdale Development Review Committee was very receptive to our proposed plans.

How has the change in the typical buyer over the last decade influenced the architecture chosen or particular features worked into this particular building?

One feature that continues to be highly sought by today’s luxury buyers is thoughtful wellness programming. We’re excited about the location of this project on the Intracoastal because the water instantly adds an element of ease and tranquility. In addition to incorporating in-residence features, like air and water purification and circadian rhythm lighting, residents will find a robust amenity program that goes beyond standard expectations. It will include an outdoor walkway with meditation bowls, a Hammam treatment room, and an edible garden. We also wanted to make sure that we were integrating into the neighborhood, so we've invested a lot into the streetscape and the entrance, adding shade trees and increasing the landscaping for everyone to enjoy.

Renderings really act as a suggestion of how a structure will finally appear on the landscape. That little thing known as “value engineering” often gets in the way. The gorgeous renderings of this two building condominium project cannot help but to set expectations. Are there elements of the current design that you will go to the mat over?



Above: The project, in spite of being 11 stories tall, reads as horizontal thanks to the gentle extension of floor plates. Opposite: The entrance to the condominium is a two-story pavilion that allows residents, visitors and passersby to see the Intracoastal, beyond.

We are very thoughtful about what we do, and North Beach Village is a place really close to our hearts, so we plan to execute on what we have proposed and are excited to be part of the neighborhood.

Your vision — not to mention that of your entire team — seems to be to create a singular experience for those lucky enough to become residents here. This vision starts from the moment you see the structure from the street, but from what we hear, you intend that to truly be apparent once inside. Can you explain a bit about your philosophy and how it affected the final design?

From the start, our development philosophy as a company has focused on four pillars - design, nature, technology, and wellness. Aesthetically, we wanted to create a contemporary concept that maintained a sense of warmth. We anticipate that this will be a vacation home for a percentage of our buyers and combined with the location, our vision for the interiors is really to mirror the feeling of being at a high-end resort. This should be the case from the floorplans and finishes to the amenities.





The Fort Lauderdale landscape architecture firm, Cadence, is working with the design team on landscape and hardscape for the Bayshore Drive frontage as well as outdoor amenity spaces.

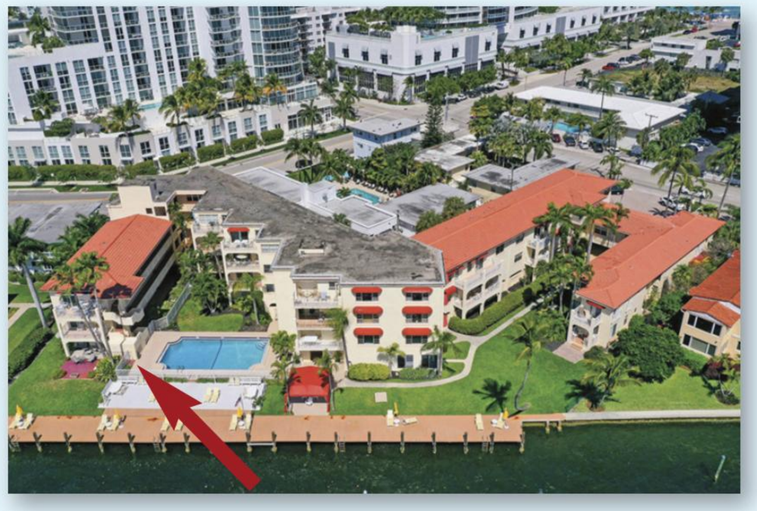
Many design professionals from Frank Lloyd Wright to Marcio Kogan believe that truly good architecture should respond to its specific site. Can you point to some features that do that here?

> “The architectural firm, Garcia Stromberg, did a great job orienting the building so the residences have beautiful views all around, both inside and on the terraces.”

We’ve incorporated several elements throughout the design process as a nod to the condominium project’s Intracoastal setting. Upon entry, residents and guests will be greeted by double-height ceilings with large glass windows that offer waterfront views. The exterior plays upon the natural and organic surroundings with intricate woodwork and lush landscaping for added shade. And the architectural firm, Garcia Stromberg, did a great job orienting the building so the residences have beautiful views all around, both inside and on the terraces.

When your team finished their plans to submit to the city for approval, physically, what about this project excited you the most?

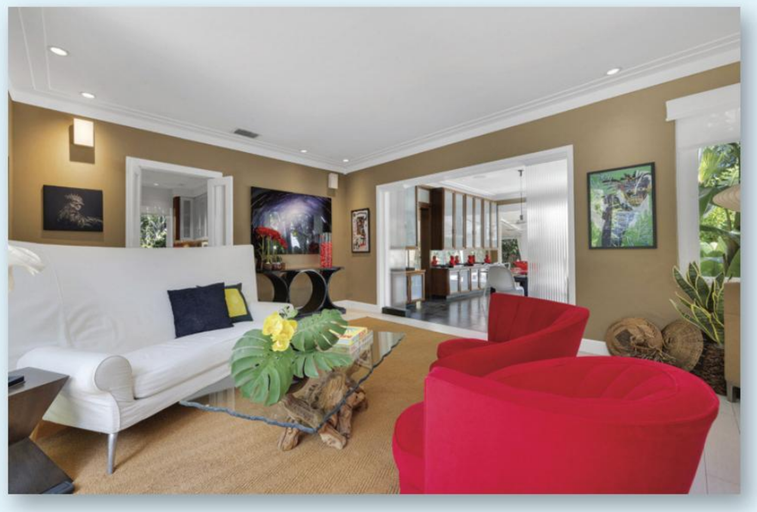
We're excited to be part of the heart and soul of the neighborhood. Outside of my home in Miami, I spend the most time in Fort Lauderdale Beach, coming up on the weekends to go to the beach and enjoy the area. It's a very unique place, so doing a project here feels really special.





Fort Lauderdale
341 N. Birch Road
Residence 118

1 bedroom, 1 bath
650 square feet
$750,000





Miami Beach
4271 Alton Road

3 bedrooms, 3.5 baths
3,000 square feet
$2,495,000





Miami Beach
16 Island Avenue
Residence 6a-6f

3 bedrooms, 3.5 baths
2,849 square feet
$3,150,000

Bill Hahne, Broker Associate
Coldwell Banker Realty

1680 Michigan Ave, Suite 914 | Miami Beach FL 33139
901 E Las Olas Blvd. Ste 101 | Fort Lauderdale FL 33301
C. 954.288.6020 | O. 305.851.2222



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

MODERN FORMS
A WAC LIGHTING COMPANY

JULIET SCONCE

A chiseled luminaire with a captivating sculptured texture. This design features solid faceted crystal spears dramatically carved for a prismatic impact. 2 finishes available.

35 Years of Excellence EST. 1986

LBU™ LIGHTING

1290 East Oakland Park Blvd., Ft. Lauderdale FL 33334 | 954.563.6667 | lbulighting.com

Pinecrest | N. Miami Beach | **Ft. Lauderdale** | Boca Raton | W. Palm Beach | Port St. Lucie | Naples | Orlando | Winter Park

More Than A Flight, An Exclusive

EXPERIENCE



The world is your runway! Allow your imagination to take flight as you plan to travel to The Florida Keys, The Bahamas, your private yacht and beyond!

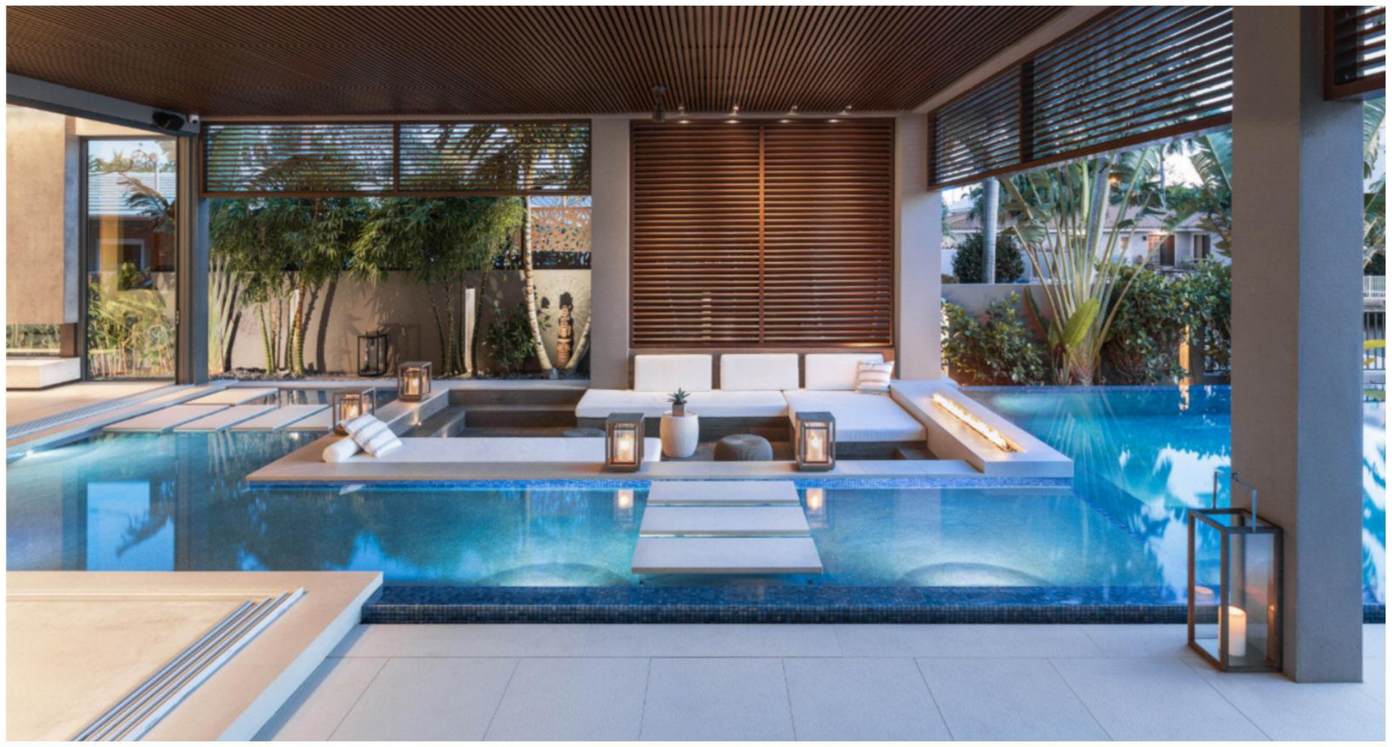
Plan a private charter or book a seat on scheduled routes to Bimini, Nassau and Great Harbour Cay in The Bahamas.

1-800-767-0897
Visit FLYTROPIC.COM

TROPIC OCEAN AIRWAYS









DOUBLE P
CONSTRUCTION INC.

CGC061567

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

2495 East Commercial Blvd, Fort Lauderdale, FL 33308
Tel: (954) 779-7525 • Fax: (954) 779-7526
www.doublepconstruction.com

THE VANISHED WORKS OF FRANCIS ABREU

text John T. O'Connor



TO SAY THE 1920S WAS A HEADY TIME for South Florida would be putting it mildly. With a percentage of Americans seemingly awash in cash, and with the horrors of World War I over, a large percentage of Americans had the time and wherewithal to travel to the "Sunshine State" and invest in real estate. Henry Flagler, his railroad built, shuttled this group up and down the coast, and placed Palm Beach, Miami and finally Fort Lauderdale in the public eye.

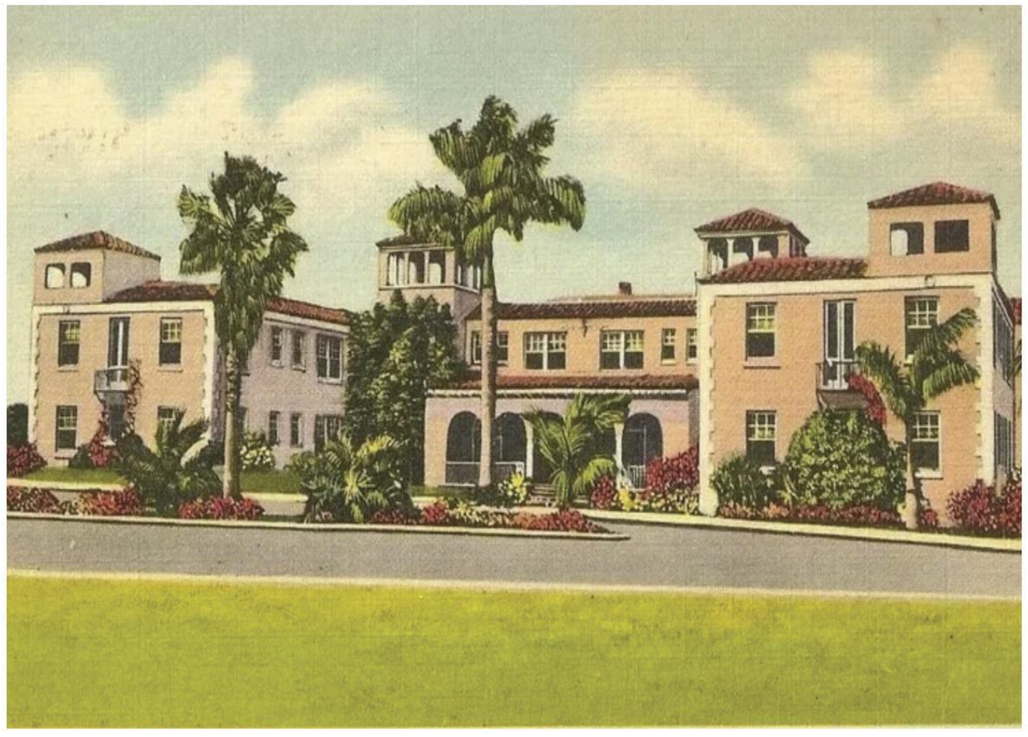
In spite of being one of Fort Lauderdale's finest architects during the land boom of the 1920s, much of Abreu's work has been lost to neglect, indifference, and real estate's tragic "highest and best use" edict.

Money was migrating to the balmy shores of Florida, and with it came developers, builders and of course, architects. Fort Lauderdale's star architect of the time was most certainly Francis Louis Abreu. Abreu, Cuban by birth, came from a well-to-do family and grew up in an antebellum Greek Revival mansion along the Hudson River in New York. Abreu received his architecture degree from Cornell in 1921 and worked first in West Palm Beach before settling in Fort Lauderdale, setting up his practice here at age 28.

The 1920s was a period in architecture known for "revivals". While in the suburbs of established Northern cities like Chicago, Boston or Detroit architectural style of the '20s veered towards Georgian Revival, Tudor Revival or Dutch Colonial, the swaying



Clockwise from top left: Francis Abreu designed the entryway to Wilton Manors in 1925. The Medieval-looking towers including an octagonal "observation" tower for prospective buyers. The Casino Pool was the gem of Fort Lauderdale Beach for decades, only demolished when the Swimming Hall of Fame was completed. Golfers at the Fort Lauderdale Country Club, circa 1927. Abreu's clubhouse was torn down in 1982. The Dania Beach Hotel, completed in 1925, demolished, 2012.





coconut palms and balmy breezes of South Florida called for something else. This is where architects like Addison Mizner, (Palm Beach) H. George Fink , (Miami) and Francis Abreu (Fort Lauderdale) came onto the scene. They created a Mediterranean Revival style that fused pieces of Italian, Spanish and even French architecture together creating homes and commercial structures with stucco exteriors, cloistered courtyards, tiled roofs, decorative wrought iron, handmade tiles and more.

While a handful of Abreu's works survive to this day, much of Abreu's work has been lost to neglect, indifference, and real estate's tragic "highest and best use" edict. The Casino Pool, a Mediterranean Revival confection which commanded a prized spot on the barrier island for decades, was demolished In 1965, when a 50 meter pool and diving well, as well as the original Hall of Fame museum were completed. For a nascent Wilton Manors, Abreu designed an entryway complete with crenelated towers. Over the years its leaded glass windows were destroyed and the entryway fell into disrepair. According to locals, the last pieces of it were demolished and removed in the 1970s. Perhaps the biggest loss is that of the main clubhouse at the Fort Lauderdale Country Club. Designed and built at the pinnacle of the South Florida boom in 1926, it was demolished in the 1982.

The most recent loss of Abreu's work was The Dania Beach Hotel. Although it was declared an architectural landmark by the City of Hollywood, it was neglected and abandoned by its owners until its structural integrity was lost. It lost its life in 2012.





Fresh, Local, Responsibly Harvested.

Sea Salt Fish Market offers a variety of fresh seafood daily, a full takeout-menu, a variety of party platters, as well as yacht provisioning.

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

SEA SALT
FISH MARKET

3020 N FEDERAL HIGHWAY
FORT LAUDERDALE

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

seasaltfishmarket.com

954.990.4726





MODERN MARVEL

SUB-TROPICAL DESIGN ON THE WATER... AND ON THE MARKET

EVERY ONCE IN A WHILE A NEW CONSTRUCTION HOME comes along that really seems to touch all the bases. The right size, the right place, spacious but not ridiculously large rooms... you get the idea. But throw onto that list a home that really seems to speak to its location on both a micro and macro level... that is something truly special.

We think we've found that in a home that is currently on the market in Lauderdale-By-The-Sea. Designed by the Miami-based architecture firm, KoDA, this home was designed for DEX Homes and was recently completed. The design team at KoDA looked carefully at the site, noting its proximity to the Commercial Boulevard drawbridge, on the East side of the Intra-

text John T. O'Connor

coastal Waterway. The lead architect designed the 5,968 square foot home as an L-shape positioning it on the lot to get the most of the water views, but shielding it from the sound of the bridge raising and lowering. Its L-shaped design had the added bonus of providing the primary bedroom with long water views up the

METICULOUSLY DESIGNED DOWN TO THE SQUARE INCH, THIS HOME IS HUMAN-SCALED AND DESIGNED TO ENJOY THE SUB-TROPICAL EVIRONMENT THAT SURROUNDS IT.

Intracoastal. The resulting waterfront facade is absolutely beautiful, finished with a deep, sheltered terrace off the living room as well as a similarly sized and sheltered terrace off the primary bedroom suite.



Protected from direct sun and with long, water views, the terrace off the master suite is perfect for a relaxed afternoon.

These lead to a generous pool deck, and a custom saltwater, infinity-edge pool with long, integrated spa separated from the pool via a stepping stone walkway. Beyond this are two steps down to a wide dock, 70 feet in length, fitted with a boatlift.

But it's not just how the home revels in its waterfront site that caught our attention. The street façade, in a thoroughly contemporary way, seems to give a nod to the Florida Modernist architects of the 1950s and 60s. The walkway up to the entrance is over slabs separated by crushed stone with planting beds on either side. Varied palms shade beds of sheared horsetail reed and bromeliads. No oversized, two-story entrance here, just a ten-





foot-tall glass door that lets you see right through the house to the water beyond, before you've even entered. A floating staircase to the second level is enclosed in glass, letting nature in at all hours. Inside, the sun-splashed home reads as cool and minimal, with large format, satin-finished porcelain tiled floors creating a cool continuity throughout the entertaining spaces.



A wall of sheers in both living room and dining room give privacy when needed.

Directly inside the entrance is a sitting area with floor-to-ceiling, sliding impact glass doors. An entire wall of warm, wood built-in cabinetry is glassed in and backlit, providing not only the perfect spot for art objects, but also has built-in racks for wine storage as well as a bar. This space leads to a dramatic, open entertaining space with procession from kitchen to dining to living, with the focal point of the Intracoastal just beyond. The kitchen is an

THE KITCHEN IS AN EXERCISE IN EXACTING DESIGN. WHEN THE HOME'S OWNERS ARE NOT PREPARING A FAMILY MEAL OR ENTERTAINING, EVERYTHING SEEMS TO DISAPPEAR.

exercise in exacting design with white quartz countertops, handle-free cabinetry and top of the line Sub-Zero and Wolf appliances. When the home's owners are not preparing a family meal or entertaining, everything seems to disappear. The kitchen was designed with an island both for food prep as well as a convenient breakfast bar. In front of this is a formal dining area with plenty of space for ten people to dine in comfort.







The living room features a focal wall detailed in wood with a built-in floating console, but the true focal point in this space has got to be the view. Framed by a combination of floor-to-ceiling glass and sliders, the view directly west is spectacular,

THE DEVELOPERS WHO BUILT THIS HOME PAID ATTENTION TO EVERY DETAIL, FROM A GENERATOR FOR USE DURING STORMS, TO A SONOS BUILT-IN SOUND SYSTEM.

as is the long water view stretching endlessly to the north. At night, the room is lit by inconspicuous, LED down lighting as well as perimeter lighting, cleverly hidden in a soffit. Dimmed via the residence's Control4 Home Automation lighting system, these linear lights shed a soft raking light down the sheers creating a dramatic effect.



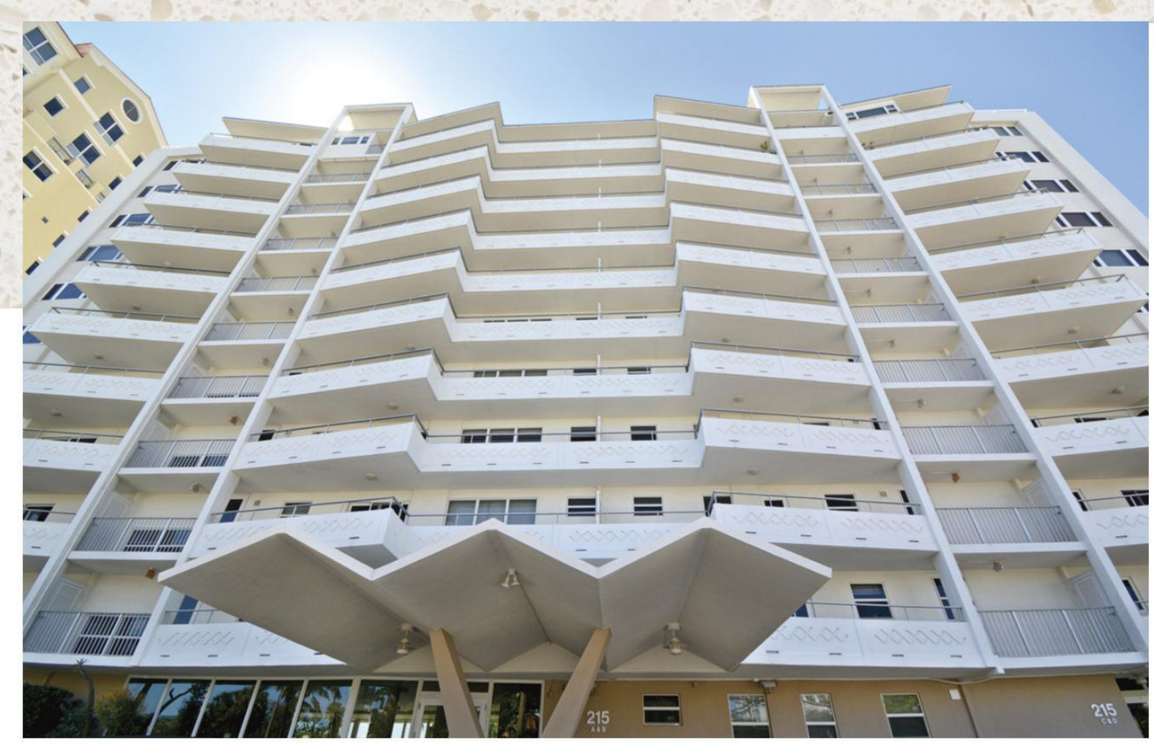
Dual, primary baths maintain a connection to the home's Florida location, this one through a large clerestory window.

Upstairs, reached by either the main staircase or by elevator, offers a lofty, water view family den, as well as four bedroom suites. The primary suite with its terrace, mentioned earlier, has dual, spa-like bathrooms, one offering both a soaking tub as well as a spacious, walk-in shower.

The developers who built this home paid attention to every detail, from a generator for use during storms, to a Sonos built-in sound system. Recently listed with Tim Elmes of Compass, this Modernist beauty that does a tremendous job at connecting its lucky inhabitants with the water-centric, sub-tropical environment that surrounds us is sure to go fast.

Donna Carbonara

Your Fort Lauderdale Beach Specialist









215 N. Birch Rd. #10B | Fort Lauderdale | $899,000 | 2 BR, 2 BA | 1318 SF

One below the Penthouse offering the most Incredible Intracoastal and ocean views from this straight-through model in The Versailles, a boutique mid-century marvel. If you love sunsets this is for you. **Web# F10304889**

See more of this fabulous home on Instagram @donnacarbonara

Successfully selling properties on Fort Lauderdale Beach for over 20 years.



Donna Carbonara

Broker Associate

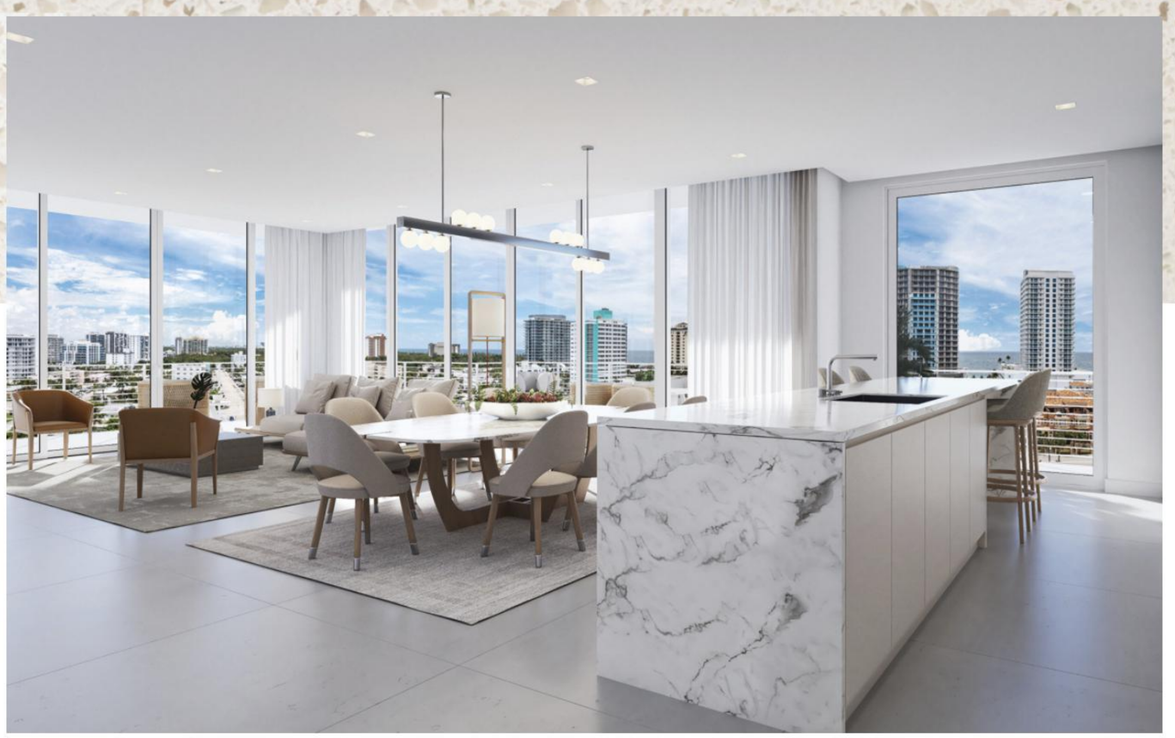
M 954.288.8695

donna.carbonara@elliman.com

450 E LAS OLAS BOULEVARD, FORT LAUDERDALE, FL 33301. 954.874.0740 © 2021 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES

DouglasElliman





The Terraces

Featuring only 18 residences. The Terraces effortlessly blends boutique design and modern luxury nestled in the heart of North Beach Village. The move-in ready residences can be yours at the end of 2023. **Contact me for more details and to make a reservation.**





3003 Terramar St. #1403 | Fort Lauderdale | 1 BR, 1 BA | 859 SF | $339,000

Fantastic views from this large condo in the splendid Mid-Century Modern Birch Tower designed by Charles McKirahan. Only one block to the Beach, on the corner of Breakers Avenue, with in unit washer & dryer and building is small pet friendly. **Web#F1031578**

elliman.com

OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. EQUAL HOUSING OPPORTUNITY.

LABRADOR RETRIEVER RESCUE OF FLORIDA INC

WWW.LABRADORRESCUE.NET

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

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

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

www.LRRoF.org



Miley, Adopted August 2017



Rendering Prism Renderings

Going Vertical

The **Registry Las Olas** opens its doors to new residents.

text Mary Dugan

I FEEL A BIG *"I TOLD YOU SO"* COMING ON. From 2003-2012 or so, when discussing the possibility of our downtown core holding not simply office towers, but numerous high-density residential buildings, I was scoffed at. Yes, of course there was already the Las Olas River House, the WaterGarden, the Las Olas Grand and a few others squeezed along the banks of the New River, but propose a downtown core with say, ten times the number of residential units and one was looked at askance. "*No one* wants to live *downtown*," one would hear, "That's just for retired couples moving in from Weston."

Well, so much for my thoughts being pie-in-the-sky. Ten years later we have a diverse downtown that includes rental towers



One of the gorgeous, penthouse residences with wrapping terrace at Registry Las Olas.

The Registry, a handsome, gently curved residential tower, will offer 374 residential units within walking distance to everything downtown Fort Lauderdale has to offer.

like Amaray Las Olas, Laureat and Society Las Olas as well as condominium towers like the bustling, mixed-use 100 Las Olas. In the near future there'll be plenty more. Among them the twin towered Raintree Residences, (32 and 35 stories) New River Yacht Club West, (36 stories) New River Central, (35 stories) RD Las Olas, (45 stories) and recently announced, Broward Crossings, breaking the 500-foot high barrier at a reported 56 stories. Of course, non-believers will still point to their "alternative facts" and tell you these buildings are not full... But guess what? They're packed. Needless to say, Fort Lauderdale's core is coming into its own as one of the nation's most livable downtowns.

Next to open its doors: The Registry Las Olas at 419 SE 2nd Street. With 31 floors, this handsome, curved residential tower will offer 374 residential units within walking distance to every-



Neat, orderly and bilaterally symetrical, the living room features one of Dolle's works which combines c.

thing downtown has to offer. The Registry was designed by MSA Architects of Miami for a partnership that includes Lincoln property and MQMF Las Olas Owners. Its interiors are being finished by ID & Design International of Fort Lauderdale.

Offering no less than 21 different floor plans from studios to three bedroom layouts, these rental residences feature open floor plans, kitchens with Caesarstone quartz countertops, oversized sinks and GE stainless steel appliances. Attention to detail in these residences is apparent as all are equipped with smart thermostats and smart lighting panels, raindrop showerheads and more. According to Lincoln Property, the penthouse units, which range from 1,109 to 1,997 square feet are offered with upgrades to marble countertops, backlit bath mirrors and more. All of the residences are finished with a wood-look porcelain plank flooring in a neutral

the penthouse units, which range from 1,109 to 1,997 square feet are offered with upgrades to marble countertops, backlit bath mirrors and more.



Rendering of the gym and weightlifting areas at Registry Las Olas

tone. Each residence — except the smallest of the three studio floor plans — offers outdoor balcony space. The largest of these being wraparound terraces on some of The Registry's penthouse units.

The NSU Art Museum, the Broward Center for the Performing Arts, the shops and restaurants of Las Olas Boulevard, even a Greenwise Market are all just a short walk.

Amenities at The Registry are spread across three floors and include a massive gym, pool deck, dog walk and bar-b-que area on the 9th level as well as a weather-protected rooftop lounge on the 32nd floor.

The Registry is walking distance to the NSU Art Museum, the Broward Center for The Performing Arts and in the recently finished, mixed-use complex known as The Main, a full service, Publix Greenwise market awaits. This is not the downtown Fort Lauderdale of a decade ago, and The Registry is out to prove it. We at *ISLAND* magazine applaud this new addition to our downtown.

The investment of staging IN your home is far less than a price reduction ON your home.

ELITE

ELITE HOME STAGING

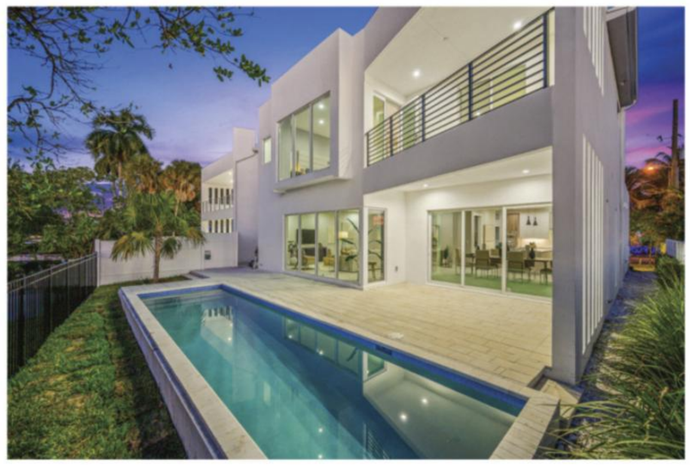
754-312-5745

www.elitestagers.com

Free Vacant Home Consultations • Professional Photography Included

Proudly Styling Homes from Palm Beach to the Keys





Middle River
1117 NE 18 Court, Unit A
New Construction | Miami Modern
Direct Riverfront w/Dock | 3BR/2.5BA
2,836 SF | Loft | 24' Open Foyer
Euro-Design Finishes | Pool | 2-CG
Minutes to Wilton Drive
$1,750,000

The Beverly Las Olas
9 SE 11 Avenue #6
New Construction | 3BR/3.5BA
3,280 SF | Elevator | Den | Pool
2-Balconies | 2-CG | Steps to Las Olas
Ultra Contemporary Finishes
$1,650,000









Las Olas Isles
217 Hendricks Isle #302 | 2BR/2BA
1,808 SF | Boutique 7-Unit Bldg
Waterfront w/Boat Slip | Corner Unit
Direct Elevator Entry to Unit | Balcony
Gated and Secure | Ideal Location
$938,000

Fort Lauderdale Beach
3300 NE 17 Street
Rarely Available Vacant Land
Fort Lauderdale Beach Neighborhood
Enviable Cul-de-Sac Location
Ocean/A1A Opposite End of Block
Adjacent to Hugh Taylor Birch State Park
with Lake Views
$1,995,000







TIMSINGER.COM

Tim Singer SOUTH FLORIDA

GLOBAL LUXURY

COLDWELL BANKER REALTY

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

Leading Luxury Fort Lauderdale

© 2022 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC.

MASTER BROKERS FORUM MBF



SERENITY IN MIDDLE RIVER TERRACE

text John T. O'Connor **photos** Guillaume Rebérin

THE SHORES OF THE MIDDLE RIVER, a meandering waterway that separates Fort Lauderdale from Wilton Manors, are without a doubt, the most sought after properties in the Fort Lauderdale neighborhoods of Poinsettia Heights and Middle River Terrace. In both cases, the views of that waterway, with the occasional kayak, paddleboard or small motorboat passing are what residents love most. But while along most of that coastline, the view across the way includes homes and swimming pools and docks, in one particular spot, that is not the case. On a tiny slice of Wilton Manors, across from Middle River Terrace and just west of a bridge crossing the river, is an area of protected wetland. Here, the shores are lined with mangrove forest, the waters lapping against their complex root systems. Mangroves are protected in South Florida... and with good reason. Their intricate root system makes these forests attractive to fish and other wildlife seeking food and shelter from predators.

This contemporary home reflects privacy on its street façade, while the opposite side, facing the river, embraces its coveted location with walls of glass and protected terraces from which to enjoy its tranquility.

For just a few homes facing this treasured section of microbiome coastline, this means glimpses of Mottled ducks, Herons, Egrets and if you're lucky, the occasional Manatee. 1117 NE 18th Terrace is a two residence, new construction development, built to enjoy this view. While one of the residences is

already under contract, the other is currently on the market with Jose Gomes and Tim Singer of Coldwell Banker Realty.

This three-bedroom, three-bath contemporary home reflects privacy on its street façade, while the opposite side, facing the river, embraces its coveted location with walls of glass and protected terraces from which to enjoy its tranquility. Just a short walk to the shops and restaurants of Wilton Drive, this home is unlike any nearby.

Walk past the integrated, two-car garage to a front entrance courtyard filled with tropical foliage. Dappled sunlight hits the front entrance wall, sheathed in wood grained porcelain tile in a chevron pattern. Swing open the glass entry door and a two-story stair tower, filled with natural light sets the stage for what is to come. Large format, porcelain tiled floors run throughout the open-plan first floor of this 2,836 square foot home. This foyer leads into a spacious, 22 foot by 24 foot living room with a wall of glass overlooking the pool and middle river just beyond. The entertaining spaces face north, so while the spaces are drenched in natural light, it is protected from harsh, direct sun.



The view from the workspace on the kitchen island stretches from dining room to living room, to the river just beyond.

This space flows into the dining room, which has 12 linear feet of sliding glass doors leading to a covered terrace looking towards the dock and River. In the opposite direction is a gorgeous kitchen with large work island and breakfast bar, finished in a marble-like engineered quartz. A French door

The open floor plan features matte finished poreclain tiled floors and a combination of sliders and fixed pane impact glass windows looking across the pool deck towards protected mangrove.


TOM FORD





The primary bedroom offers river and protected mangrove forest views. Its en suite bathroom has a soaking tub, separate shower and dual, vessel sinks.

style refrigerator freezer has been integrated into the cabinetry, along with other stainless steel Thermador appliances. Lighting is discreet, recessed dimmable LED throughout the main level, augmented by pendant lights over the kitchen island. Finishing out the first level is a utility room with washer and dryer, utility sink and plenty of cabinets for storage, plus a half bath and of course the two car garage with a direct entry into the kitchen.

Upstairs is a loft-like room, open to the stairwell that would make a perfect home office. The primary bedroom suite offers perfect, long water views, a large walk-in closet and a spacious primary bath with dual, vessel-style sinks. A European-style wet area in this primary bath features both a soaking tub and walk-in shower. Confirming the fact that the architect attended to every detail in this home, even the bathroom has a view of the idyllic waterfront. This suite connects to a covered terrace overlooking the pool and river.

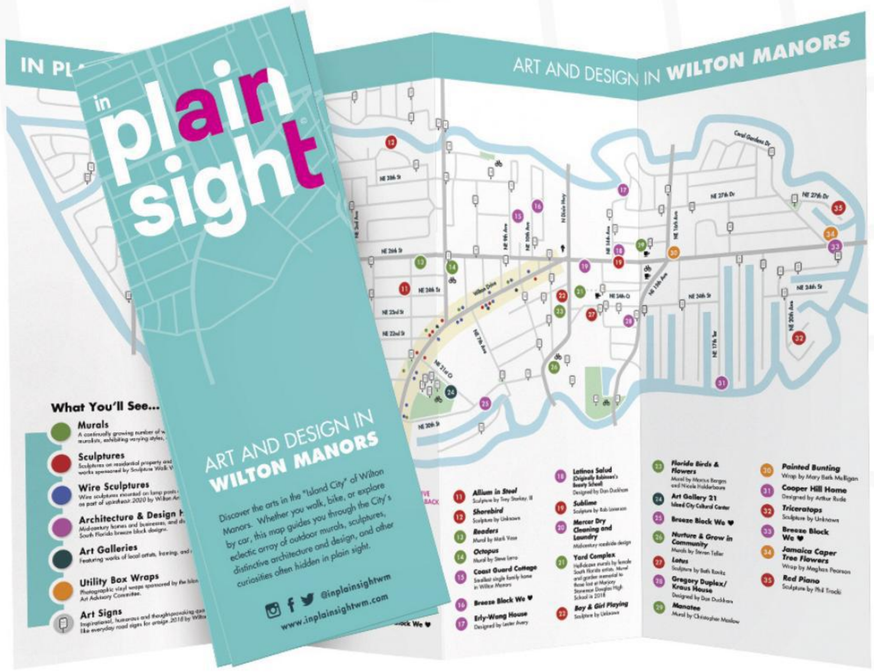


Running almost the full length of the residence is a deep-toned lap pool. A protected terrace is perfect for outdoor dining.

At the other end of the 2nd level are two, good-sized family bedrooms. Connecting these rooms is a “Jack & Jill” bathroom with a long vanity and dual, vessel-style sinks. A walk-in shower is finished with small marble tile and has a clerestory window bathing the space in natural light.

The finishes in the home reflect the discerning eye of the developers and include clean, square door casings and baseboards, dark, burnished hinges and door handles and natural wood floors on the 2nd level. But for us the best part about this home is its connection to the outdoors. Through its walls of glass, its protected terraces, its lap pool even its dock, this residence takes absolute pleasure in its location... and what a location it is.

in plain sight©



A NEW MAP OF ART AND DESIGN IN **WILTON MANORS**

Grab a map and explore. Whether you walk, bike, or tour by car, our map guides you through the Island City's eclectic array of outdoor murals, sculptures, distinctive architecture, and unique designs — often *hidden in plain sight*. Maps can be found all over Wilton Manors: City Hall, local galleries, restaurants, cafes and shops.

Sponsored by the City of Wilton Manors

@inplainsightwm

www.inplainsightwm.com



FIELDAGENCY
ARCHITECTURE

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



FIELDAGENCYARCHITECTURE.COM

Mindful Imagination

(954) 361-3621

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



LOCAL COLOR
FROM CONCRETE TO CONTEXT

text John T. O'Connor **photo** Steven Brooke

PORT EVERGLADES HAS METAMORPHOSED over the years from a tiny seaport built in the late 1920s, to a major economic engine for international trade and cruise travel today. With over three million passengers passing through each year, it is the third busiest cruise homeport in the world. But with the explosive growth, in spite of its name, Port Everglades was maybe not as in touch with its local surroundings as it should be. After all, placing commercial trade aside, all those arriving and departing cruise passengers should be reminded visually, they're not arriving in Georgia or Departing from New Jersey. This is South Florida... and there should be key elements that reflect that fact.

To that end, Broward County Cultural Division teamed up with Monochronicle, a firm that matches mural artists with potential projects. Both the Cultural Division and Monochronicle came to the conclusion that the artist known as Peeta would be a perfect fit for this project. Peeta, whose given name is Manuel Di Rita, has been an artist since 1993. He was given the exterior of a bland, concrete stair tower, sixty feet in height, to work with. The artist searched for elements that might reconnect Port Everglades — in the eyes of viewers — with the sub-tropical region in which it operates. The resulting piece, entitled *Heron*, was the result.

The abstracted work was recently completed by Peeta, who used a cherry picker to access the full height of the tower, Painted with a brush for flat colors and using a spray method for gradations, the artist's choice of depicting an elegant, local bird is not without precedent in Fort Lauderdale. John DeGroot

The artist, Peeta, searched for elements that might reconnect Port Everglades — in the eyes of viewers — with the sub-tropical region in which it operates.

chose white egrets for his four-story mosaic that graced the faced of the Cumberland building for more than 40 years before its destruction about a decade ago. Even earlier is a circa 1964 abstracted depiction of South Florida flora and fauna that stands out on the Kenann building at Oakland Park Boulevard and North Federal Highway.

But this striking work of a majestic heron, perhaps feeding in tidal flats, creates a real sense of place. Even seen from a passing Uber, visitors can't miss its saturated colors standing out in the blazing Florida sun. Who knew a utilitarian, concrete monolith could be turned into both a work of art for all to enjoy as well as a fabulous "goodbye" to those departing Port Everglades? Apparently, the Broward County Cultural Division and Port Everglades knew. Did you know there are over 35 public art installations at Port Everglades? Neither did we.



Rethink the way you clean.

REFILL. RELOAD. REUSE.

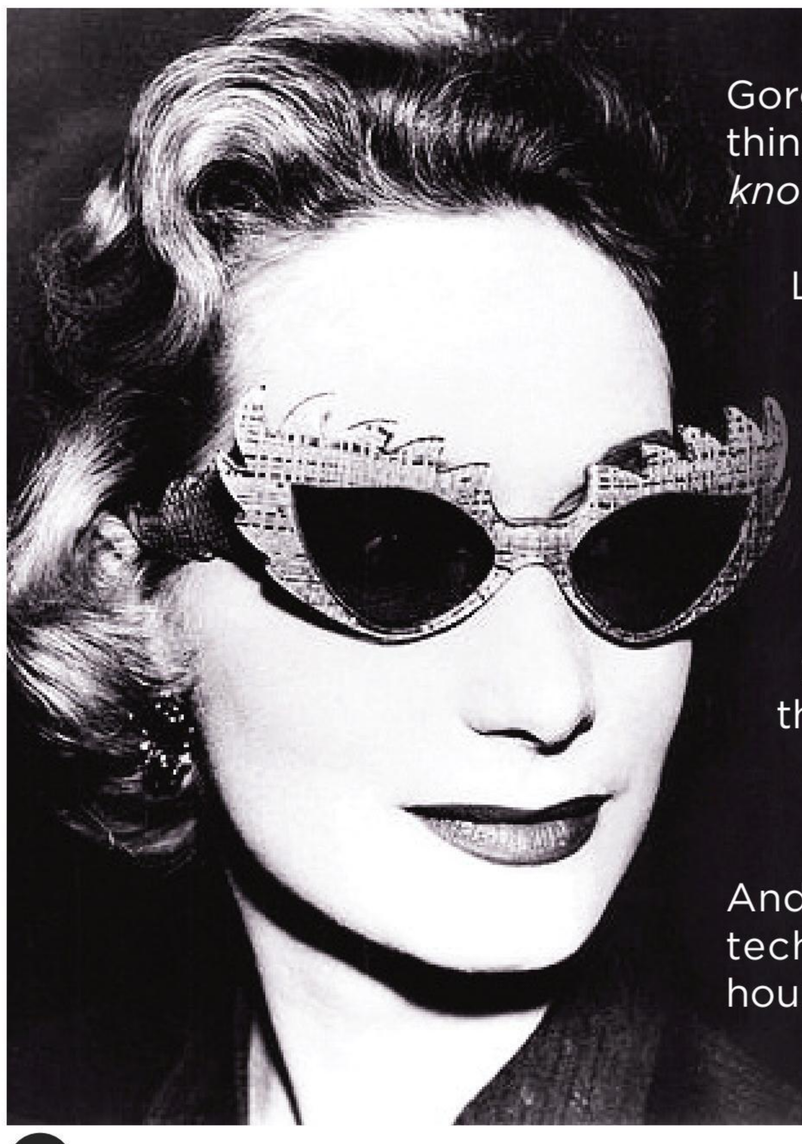
- Refillable bottles
- Concentrated refill pods
- High-performance cleaners
- Streak-free formulas

20% off JAWS Ultimate Cleaning Kit

Promo Code: ISLAND

JAWSCLEANS.COM

JAWS
JUST ADD WATER SYSTEM



Gorgeous **glasses**, flawless **lips**, but one thing is missing from this picture, and she *knows* that to be the case.

Lucky for this young lady, she lives at **Birch Tower**, where **ISLAND's** white glove service delivers stacks of **ISLAND magazine** each and every month!

Don't live at **Birch Tower**? Well you're in luck as well because **ISLAND** can be found at 98 dedicated locations around the city. (At right, you'll find a few.)

And don't forget: thanks to super-modern technology, we can be found **online** 24 hours a day at **IslandFTL.com**

Drynk
2255 Wilton Drive, Wilton Manors

Castelli Real Estate
2227 Wilton Drive, Wilton Manors

PreviewMod
3321 NE 32nd Street, Fort Lauderdale

Milk Money Bar & Kitchen
815 NE 13th Street, Fort Lauderdale

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

Chic Optique
2228 Wilton Drive, Wilton Manors

Mail Bag
1314 E. Las Olas Blvd Fort Lauderdale

Old Fort Lauderdale Breakfast House
333 Himmarshee St. Fort Lauderdale

THINKING OF **SELLING YOUR HOME?**



Call for a free consultation.
Now Selling:
Wilton Manors, Oakland Park, Fort Lauderdale

castelli
real estate services

Mark Williams
Residential Sales
954 253.6000
email: mark.williams@castellihomes.com **website:** markwilliamsre.com

Coldwell Banker
901 E. Las Olas Boulevard

One Sotheby's
401 E. Las Olas Boulevard

160 Marina Bay Sales Office
2400 E. Las Olas, Fort Lauderdale

Domicile Home Furnishings
1412 NE 4th Ave., Fort Lauderdale

Stork's Café
2505 NE 15th Ave., Wilton Manors

Buck & Beard
815 NE 13th Street, Fort Lauderdale

Rosie's Bar & Grill
2449 Wilton Drive, Wilton Manors

Barton & Miller Dry Cleaning
2600 N. Dixie Highway

Sarava
2213 N. Dixie Hwy., Wilton Manors

Java Boys
2230 Wilton Drive, Wilton Manors

Decades Vintage Furnishings
1500 NE 4th Ave., Ft. Lauderdale

LBU Lighting
1290 E. Oakland Park Blvd.

NSU Art Museum
1 E. Las Olas Blvd., Fort Lauderdale

Wells Coffee
737 NE 2nd Ave., Flagler Village

Circle Coffee
727 NE 3rd Ave., Flagler Village

Decades Vintage Furnishings
2661 N. Federal Hwy., Ft. Lauderdale

Anna's Coffee Shop
1000 Seminole Dr., Ft. Lauderdale

Symmetry Home Elements
619 Breakers Ave., Ft. Lauderdale

Archibald's Bakery
608 Breakers Ave., Ft. Lauderdale

Milk Money Bar & Kitchen
815 NE 13th Street, Fort Lauderdale

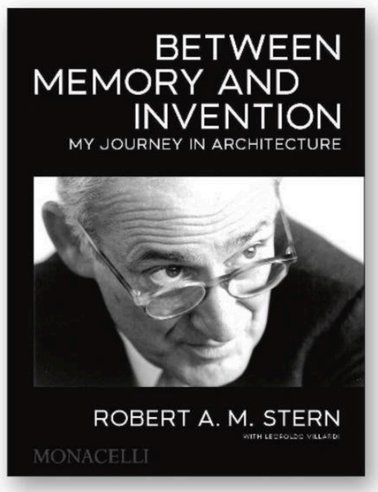
Smoke BBQ
3351 NE 32nd St. Fort Lauderdale

Thasos Restaurant
3330 E. Oakland Pk. Blvd.

Sparkling Image Car Wash
2975 N. Federal Highway

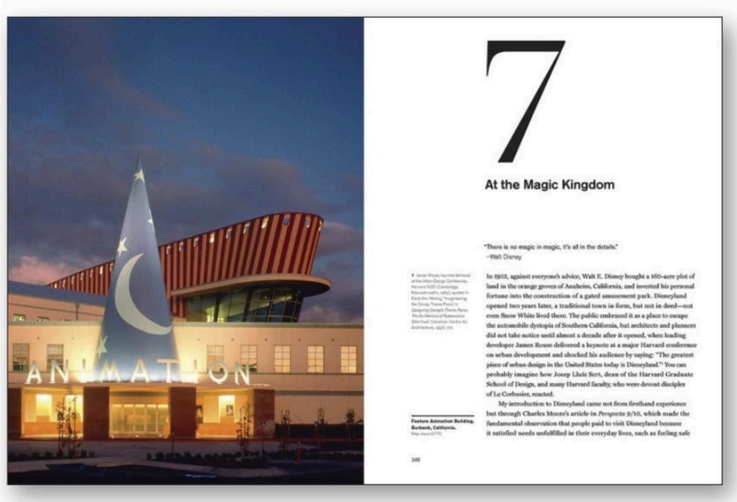
Paradox Home Studio
1900 E. Sunrise Blvd. Fort Lauderdale

ROBERT A.M. STERN: LIVING LARGE IN ARCHITECTURE



A look inside:
At 520 pages, this new volume from The Monacelli Press will be out in March.





text Hilary Lewis

FROM HIS EARLIEST DAYS as an architecture student at Yale in the 1960s and throughout his long and storied career as an architect, educator, author and senior statesman for the field, Robert A.M. Stern has been at the center of the built arts in America. Akin to being the Ralph Lauren of architecture, the dapper Stern knows American architectural history and how to adjust its forms to make buildings that are still contemporary and his own. From the Hamptons to Houston and Manhattan to Hong Kong, it is Stern who is the go-to architect for those seeking exquisite designs that capture the classic spirit of Gotham and East Hampton with all of the modern luxuries included.

Stern has been able, at times concurrently, to do far more than any mere mortal should attempt. He has written the definitive volumes on New York's buildings and urbanism, led Yale's School of Architecture and built a large, influential firm: Robert A.M. Stern Architects; nonetheless, he has spearheaded countless preservation efforts and headlined media appearances to advocate for architecture of the past and present. Unlike his peers, Stern has been as comfortable in front of the camera as he is in front of his design table, decades ago hosting an influential television series on architecture in America, Pride of Place.

A hefty new autobiography weighing in at over 500 pages attempts to describe this extraordinary trajectory to his current status as America's éminence grise of Architecture. From the start, Stern immersed himself in an elite education, beginning at Columbia University and then moving on to Yale, where he established important relationships with major figures in architecture, including the academic Vincent Scully and architect Philip Johnson. His career only skyrocketed from there.

Stern always knows how to tell a good story. For once, he has focused on his own instead of the grand history of architecture and urbanism. Here he reveals what many architects may have experienced: "My desire to be an architect probably horrified my parents, but they were very good about tolerating my interests." Thank goodness they did.

Between Memory and Invention
My Journey in Architecture
by Robert A.M. Stern
The Monacelli Press $60

MYRO ROSKY

ARCHITECTURAL PHOTOGRAPHY

954 684 6255 • roskyimages.com

Beyond Expectations

Dinner at Holly Blue is a delight... Bring on the brunch!

text John T. O'Connor

If you've eaten at Holly Blue, it goes without saying... it is a fabulous addition to the restaurant scene, apparent from the moment you arrive. The procession from the valet to your table is something out of Alice in Wonderland. Through an iron gate, you walk between two tall hedges of tropical clusia. Lit from below, it sets the stage for the drama of the dining terrace beyond, a sprawling space with mature trees wrapped in tiny white lights giving a warm glow to a space with bistro chairs and tables inset with marble. Banquettes line the perimeter, giving Holly Blue a definite "see and be seen" atmosphere.

But wait, while many restaurants that open in South Florida seem obsessed with atmospherics, letting items on the menu become afterthoughts, at Holly Blue the focus is most definitely on the food. Yes, of course, in a setting as glamorous as this we felt celebratory and started with custom cocktails, but who could blame us? Two favorites: The Disco Lopez, a concoction made of rum, coconut milk, pineapple, lemon, and fragrant pandan was a creamy delight with a hint of citrus, and was topped with an African violet. Diamond Eyes was a mixologist's dream with Grey Goose vodka, aloe vera liqueur over sparkling lime and yuzu soda water. With a thin slice of cucumber tucked deep into the glass, the taste was fresh and light.

Holly Blue
441 NE 3rd Ave.
Fort Lauderdale
954 488.2117
hollyblueftl.com

Digging into the dinner menu we chose the Filet Mignon and the Cavatelli Ossobuco. The filet was served with greens, baby turnips and, on that evening with potatoes Dauphinoise. We augmented this with a side dish of Sweet & Sour Belgian Endive. The filet, plated with a dollop of Béarnaise was perfectly pan-seared.

The Cavatelli Ossobuco won me over completely. The good-sized portion was mouthwatering with little cubes of veal, porcini mushrooms in a sauce with ricotta salata, which gave it just a hint of saltiness — perfect for bringing out all the flavors. Needless to say, that dish went back to the kitchen with not a morsel left.

With the exceptional dishes they turn out and a setting like nothing else in town, Holly Blue is bound to do extremely well. The first couple of months for a restaurant are always about working out quirks in both the menu and the surroundings. They could turn the music down a couple of notches as the focus here is definitely on the dishes whipped up by a talented kitchen. Other than that, we were duly impressed and intend to return... *many* times. Foodie alert: Rumor has it Holly Blue intends to add a Saturday and Sunday Brunch starting this month. We think they'll have more than a few regulars!


Cavatelli Ossobuco


Terrace Dining


A dessert special


Disco Lopez

Upper left and lower photos Holly Blue

SOZO SUSHI BAR

TINY... FAMILY-RUN... PERFECTION.

Belle Isle is a group of townhouses fronting on Wilton Drive, the main commercial artery of Wilton Manors. Instead of opting for "parking lot on the street and residential tower behind", in 2005, Belle Isle's developers embraced the "New Urbanist" approach along Wilton Drive, offering true live/work townhouses, enlivening the street. Little **Sozo Sushi Bar** takes full advantage of this idea, its lively little storefront restaurant an exemplar of street activation... and a delicious one at that.

Sozo has been run by two generations of family for almost 15 years now in a real life "Upstairs, Downstairs" manner. The family lives in a beautiful townhouse upstairs, connected directly to a 580 square foot restaurant that spills onto the street with two tables. Each afternoon they descend, bringing in fresh seafood and produce, and start prepping for what has become a very loyal group of customers. In total, they can serve about a dozen at a time on site. Add to that the UberEats and Door Dash orders that have proliferated in the past two years, and Sozo feeds many a hungry diner.

At Sozo you'll find a tiny, five-inch square menu packed with mouthwatering sushi roll options like *Fierce!*, a spicy salmon roll with avocado, cucumber, cream cheese and a tempura crisp. We never fail to order the *Mango Tango*, a combination of shrimp tempura, mango, cilantro and red bell pepper that balances savory and sweet beautifully. There are 17 roll options in all... but if you can't decide, let the chef decide for you with a 10-piece sushi plate at $21 or a 9-piece sashimi platter for $25. No matter what you choose here, you simply cannot go wrong. Maybe that's why so many rave about them in online reviews. It's one of our favorites... *that's* for sure.

Sozo Sushi Bar
2362 Wilton Drive
Wilton Manors
954.630.1916







OCEAN KEY
RESORT & SPA
KEY WEST | A NOBLE HOUSE RESORT

LET GO



OCEANKEY.COM | 844.799.2733 | KEY WEST, FL

NOBLE HOUSE
HOTELS & RESORTS

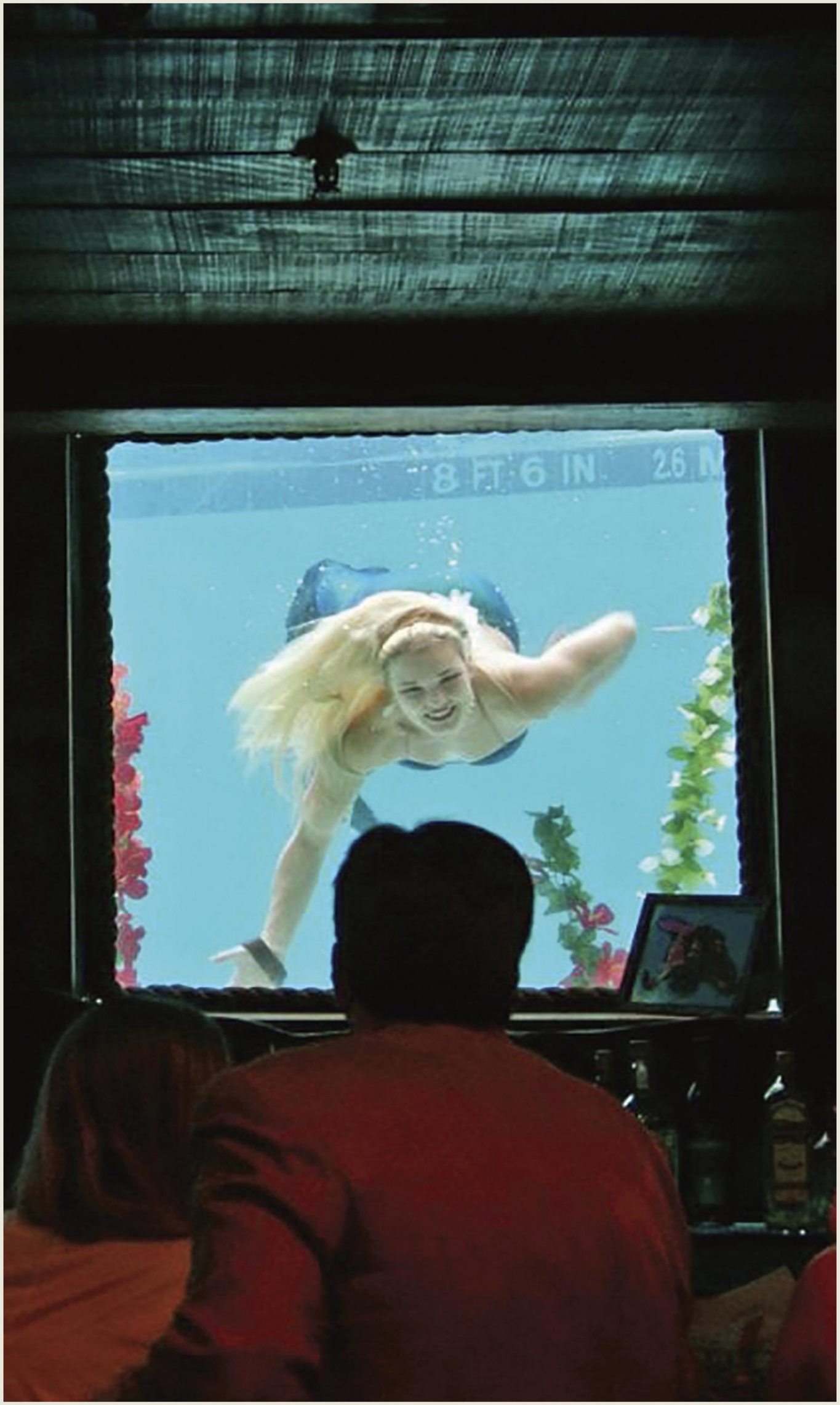
The more things change...

BORN IN 1956 AS THE Sheraton Yankee Clipper, the B Ocean is the largest Mid-Century Modern hotel on the beach to be completely revamped in a multimillion-dollar renovation. A Fort Lauderdale landmark, the nautically-influenced hotel was originally built by George "Bob" Gill Jr., and designed in a V-shape to resemble a cruise ship. The classic design of the hotel was maintained in the renovation, but today the expansive outdoor area on the beach features an infinity pool, cabanas, and all day food service.

Just for fun: The Wreck Bar, designed like an underwater shipwreck, complete with port holes that peek below the surface of the swimming pool, was featured in the 1960s film "*Where the Boys Are*" and "*Analyze This*" starring Robert DeNiro and Billy Crystal. While the design of the bar is something you won't want to miss, it is made even more enjoyable by the live mermaid show that takes place every Friday at 5:30 p.m. Billed as “the only underwater burlesque swim show in the U.S.”, it’s free, get there at least half an hour early for the best view. Want to see mermen instead? Thursday evenings feature MeduSirena's The Aquamen Underwater “boy-lesque” swim shows. Be sure to call in advance as many nights are booked for private events.

While the busy bartenders here serve up everything from **Mermaid Mojitos** to **Painkillers**, our favorite is the **Zombie**. A wild mix of Bacardi Gold, Bacardi Black, Plantation Overproof rum, fresh lime juice, fresh grapefruit, Falernum, Grenadine and Angostura bitters. If that doesn’t knock your socks off... nothing will.

Wreck Bar
B Ocean Resort
1140 Seabreeze Blvd.
954.564.1000



Distinctive Homes

PRESENTED BY JOE & JIM

ONE | Sotheby's INTERNATIONAL REALTY



2433 NE 27th Avenue | Fort Lauderdale

$1,160,000 | 3 BEDS | 3 BATHS | 2,003 SF | HIGH END RENO

GORGEOUS FINISHES | OPEN FLOOR PLAN | POOL | 2 CAR GARAGE



2830 NE 29th Street | Fort Lauderdale

LAST ASKING PRICE $2,995,000 | 2 BEDS | 2 BATHS | 2,056 SF

LARGE CORGER LOT | HIGH-END FINISHES THROUGHOUT | HUGE HEATED POOL



2824 NE 29th Street | Fort Lauderdale

LAST ASKING PRICE $2,995,000 | 4 BEDS | 5 BATHS | 4,519 SF

100′ ON THE WATER | 2 CAR GARAGE | POOL



4109 NE 22nd Avenue | Fort Lauderdale

$1,395,000 | 4 BED| 3 BATH | 2680 SF | WWW.4109NE22AVE.COM

12,500 SF LOT | UPDATED | POOL | PARK-LIKE GROUNDS





JOE ANDO **JIM CUNNINGHAM**

CALL US TO GET AN IN-HOME PRICE ANALYSIS

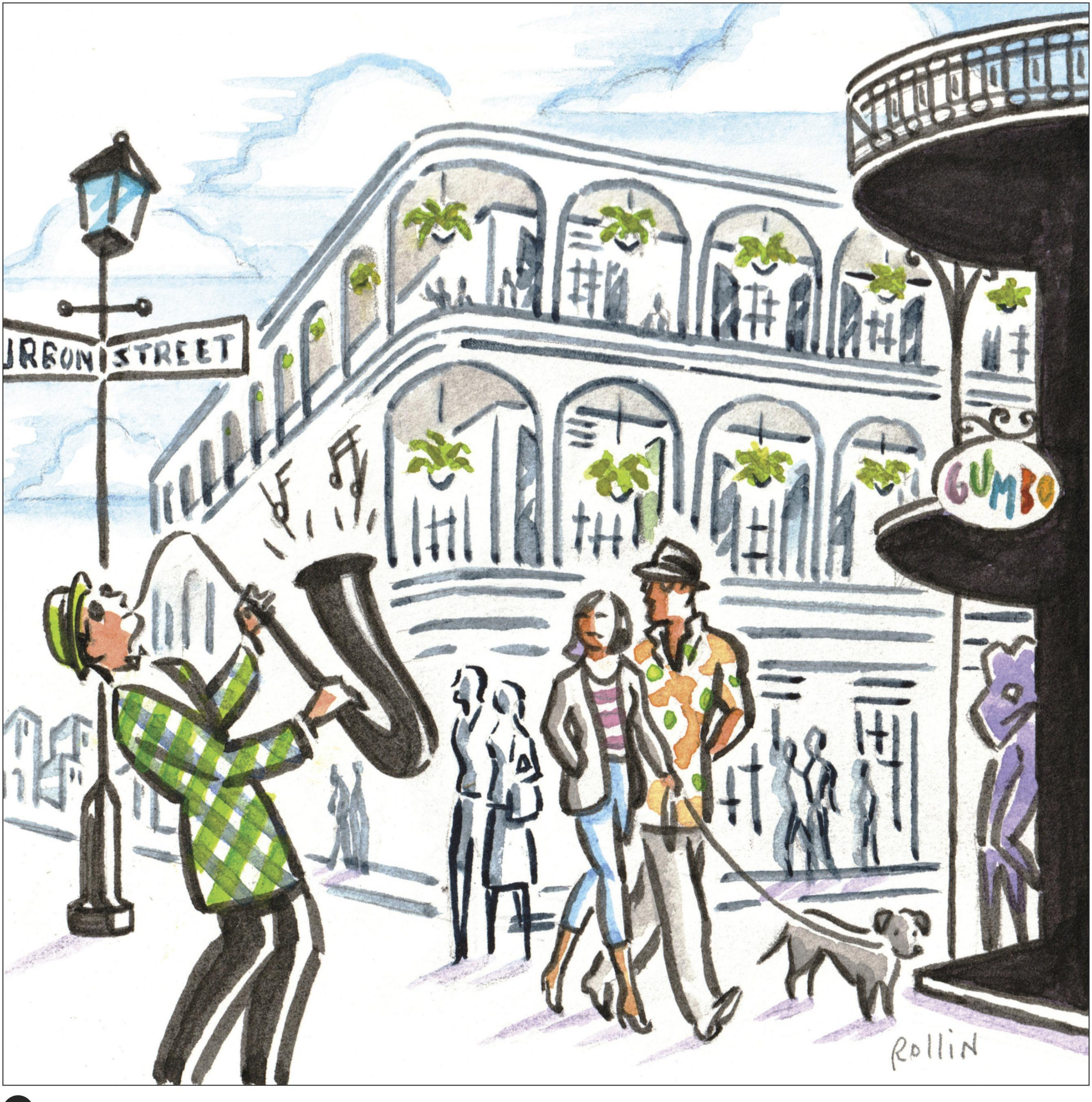
ESTATE AGENTS | 954.839.8800

JANDO@ONESOTHEBYSREALTY.COM
JCUNNINGHAM@ONESOTHEBYSREALTY.COM

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

VISIT US ONLINE AT: **JOE-JIM.COM**

© 2021 ONE Sotheby's International Realty. All rights reserved. Sotheby's International Realty® and the Sotheby's International Realty Logo are service marks licensed to Sotheby's International Realty Affiliates LLC and used with permission. ONE Sotheby's International Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies. The information contained herein is deemed accurate but not guaranteed. Pricing subject to change without notice.


STREET
GUMBO
ROLLIN

New New Orleans

The Big Easy Comes Roaring Back

text Ed Salvato **Illustration** Rollin McGrail

SINCE ITS FOUNDING BY THE FRENCH IN 1718, New Orleans has survived wars, fires, floods and more. Yet the city takes it all in stride earning one of its many monikers, the Big Easy. Neither Katrina nor Covid — as devastating as they have been particularly to more vulnerable communities — has delivered a fatal blow. This artistically rich city established where the mighty Mississippi spills into the Gulf of Mexico keeps getting up, brushing itself off and moving forward to the homegrown sounds of brassy marching bands and soulful jazz ensembles.

The actual day of Mardi Gras (March 1 this year) can be overwhelming to the uninitiated, but you can enjoy the carnal energy and unfiltered joy of this unique NOLA holiday season throughout February (and even into March). Head to the French Quarter to see one of the parades along St. Charles Avenue and the delightful house floats *kreweofhousefloats.org* — literally homes decorated as floats — dotting the neighborhood. For more Mardi Gras and other trip-planning information, visit NewOrleans.com.

If you must sleep

Renown for both nightlife and daytime activities, the Crescent City doesn't want you to go to bed. But hoofing around the historic city and hoisting award-winning cocktails will conk you out. The Chloe, *thechloenola.com* an intimate 14-room hotel housed in a 19th-century Uptown mansion boasts a fabulous restaurant, bar, pool, and patio blending old-world charm and 21st-century amenities. The brand new Four Seasons New Orleans hotel *fourseasons.com/neworleans* occupies the renovated, Modernist former World Trade Center highrise overlooking the Mississippi River. Gobble up the swank décor, drinks and food at their signature restaurant, Miss River. Put your most decadent thoughts and prayers to good use at Hotel Peter & Paul, *hotelpeterandpaul.com* a meticulously renovated historic church, rectory, convent, and school in the bohemian Marigny District with sumptuous rooms, delectable dining and cocktails at the Elysian Bar, and homemade ice cream at Sundae Best.

Renown for both nightlife and daytime activities, the Crescent City *doesn't want* you to go to bed. But hoofing around the historic city and hoisting award-winning cocktails will conk you out.

Foodie's paradise

Come hell or high water (quite literally), the chef-driven restaurant scene is one of the dependably top reasons to visit N'awlins. Consistently named one of the best American restaurants and popular locally, Compère Lapin, *comperelapin.com* helmed by St.







Clockwise from top: St. Louis Cathedral as seen from Jackson Square. New Orleans signature architecture in the French Quarter, and elaborate, Mardi Gras costumery.

Lucia-born Chef Nina Compton, features a Caribbean-leaning menu that both departs from and celebrates local culinary traditions. Chef Eric Cook's convivial Gris Gris *grisgrisnola.com* offers a warm welcome and deliciously imaginative cuisine served at a U-shaped communal bar, in a homey private room or — our favorite — on the balcony under the stars. Gabrielle *gabriellerestaurant.com* is a family affair where chef/dad Greg, co-owner/mom Mary and daughter/host Gabrielle serve up amazing Cajun/Creole fusion cuisine in a homey atmosphere.

New Orleans Museum of Art's has added works by Frank Stella and Yinka Shonibare to their sculpture garden. Beautifully landscaped, the passageway from the original to the new section is jawdropping.

Sips, suds and all that jazz

Sip a Sazerac (America's first cocktail invented at a New Orleans apothecary in 1838) and soak in great music at Tipitina's, *tipitinas.com* an historic performance venue. Cure *curenola.com* is considered by an eclectic swath of the population to be one of the city's best bars — it's a James Beard Outstading Bar Program winner — and is credited with pioneering the city's craft cocktail movement. The divey Saturn Bar, *thesaturnbar.com* the legendary venue in the Bywater where the Rolling Stones once partied, is open again after a stem-to-stern renovation. Check out a new

Photo bottom, right Pableaux Johnson





A bartender entertains at the restaurant Morrow's in the historic Faubourg Marigny neighborhood. Crawfish boil --- a Louisiana staple --- in the French Quarter.

band while enjoying an iced PBR. American Townhouse, *atnola.com* located on North Rampart on the edge of the Quarter near Armstrong Park is a snazzy new bar that is proudly gay and warmly welcoming to all. Lastly, a new trend sweeping the city is cocktails at hotel bars, including at the brand-new Virgin *virginhotels.com/new-orleans* and the historic, reimagined St. Vincent, *saintvincentnola.com* originally dating to 1831.

Sober up and get out

Your trip can't be all cocktails and cuisine: Y'all got to burn some calories! Head to New Orleans Museum of Art's Sculpture Garden *noma.org/besthoff-sculpture-garden* in City Park, that locals boast is the best sculpture garden in the world. A recent expansion added stunning works by Frank Stella and Yinka Shonibare. Beautifully landscaped, the passageway from the original section to the new one is jawdropping. Pick up some yummy grub at nearby Parkway Tavern or Norma's Bakery and enjoy a picnic amidst the art. Rent a bike and pedal along the Lafitte Greenway *lafittegreenway.org* from the edge of the Quarter out to Carrollton Avenue and beyond. Or just enjoy a leisurely stroll. It's a treat anytime but on Thursday afternoons you'll find a farmer's market where you can fuel up on local delights.

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

Photo above, right Paul Broussard



Photo Courtesy of Kolec Ndoja of Re/Max First



From its inception in the 1950s, Coral Ridge has been associated with serene, waterfront properties. Shown is 2890 NE 28th Street, offered by Kolec Ndoja of Re/Max First.

Coral Ridge

With no less than 15 peninsulas reaching eastward into the Intracoastal, Coral Ridge retains its *Grande Dame* status.

text Maria Sanchez

YES, WE KNOW... DUE TO INFRASTRUCTURE WORK, Bayview Drive in Coral Ridge was a street to be avoided at all cost for the last two years. However, the massive project to bring brand-new wastewater pipes to Coral Ridge is now complete and the plethora of "Road Closed" signs that once dotted the street has moved on to another neighborhood. Coral Ridge, like a movie star just back from a "freshening" in Switzerland, is ready to shine once more.

OFFERING EVERYTHING FROM SPARKLING, MID-CENTURY CO-OPS TO GORGEOUS MANSIONS THAT SEEM TO FLOAT ON THE INTRACOASTAL, CORAL RIDGE HAS IT ALL.

Bordered on the north by East Oakland Park Boulevard and to the south by East Sunrise Boulevard, the neighborhood features abundant waterfront land flanking both the Intracoastal Waterway and the Middle River. This includes no less then 13, block-long peninsulas reaching into the Intracoastal, and two large bays — Sunrise and Coral — on either side of Yacht Club Boulevard. For those lucky enough to live along its eastern edge, the view across the Intra-

On The Market in Coral Ridge



Address:	**2890 NE 28th Street**
Description:	**5 bed, 7.5 bath, pool, waterfront**
Size:	**8,441 Square Feet**
Asking Price:	**$11,500,000**
Listing Agent:	**Kolec Ndoja**
Company:	**Re/Max First**
Contact:	**954.709.6484**



Address:	**2823 NE 24th Place**
Description:	**4 bed, 3 bath, pool, waterfront**
Size:	**2,804 Square Feet**
Asking Price:	**$2,300,000**
Listing Agent:	**Linda Seitel**
Company:	**ONE Sotheby's Intl. Realty**
Contact:	**954.240.4644**



Address:	**2820 NE 30th Street #7**
Description:	**2 bed, 2 bath, pool, waterfront**
Size:	**1,100 Square Feet**
Asking Price:	**$436,000**
Listing Agent:	**Jason Wetherington**
Company:	**Keller Williams**
Contact:	**954.802.9000**

coastal is of Birch State Park from Sunrise Boulevard all the way to NE 20th Court. The area features a mixture of waterfront and dry lot homes, as well as the popular Coral Ridge Yacht Club and Sunrise Harbor Marina. Fort Lauderdale Beach, downtown Fort Lauderdale, fine dining, golf courses, top-rated schools and more are only minutes away.

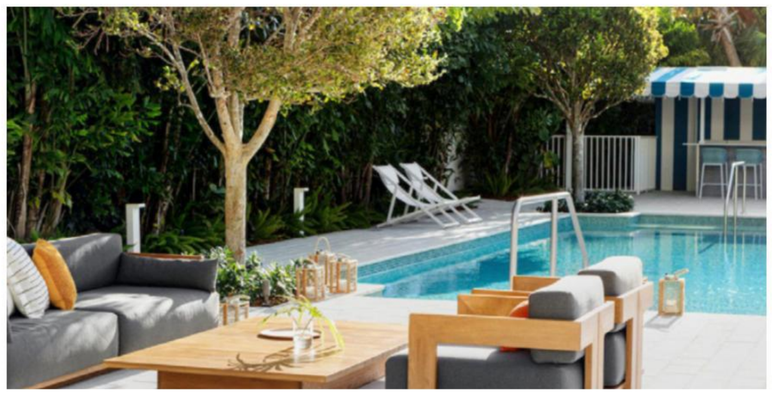
The sections of Coral Ridge zoned for multi family, a few blocks at its southern and northernmost ends, have seen a flurry of redevelopment in recent years, including boutique projects like Adagio on Coral Bay, Aquarius 15 on NE 14th Street. Now, seeing opportunity in a very hot market, a two-towered project is set to rise at the northern end of Coral Ridge. 3000 Waterside will sit on the Intracoastal just south of the Oakland Park Boulevard Bridge and offer one, two and three bedroom residences from 1,490 to 3,550 square feet.

In terms of the exclusively single family sections of Coral Ridge, some of the most desirable areas — Seminole Drive, for instance — have seen a sharp increase in teardowns for new, larger single family homes. The demand for ever-larger single-family homes has driven the price per square foot skyward in recent years. While the median sale price in Coral Ridge has jumped 23.5% over the past year, for waterfront the percentage is even higher.

SOME DESIRABLE SECTIONS IN CORAL RIDGE — SEMINOLE DRIVE, FOR INSTANCE — HAVE SEEN A SHARP INCREASE IN TEARDOWNS FOR NEW, MUCH LARGER HOMES.

Currently, there are about 60 properties on the market in Coral Ridge with about 25 of these being waterfront properties. At the lower end of the market is a 2-bedroom, 2-bath waterfront condominium with 1,100 interior square feet, asking $430,000, to a 5-bedroom, 7.5-bath point lot home on the Intracoastal asking $11,500,000. Residences at 3000 Waterside has currently released seven units, from a 1-bedroom, 1-bath, 1,490 square foot unit asking $990,850 to a 3-bed, 2-bath penthouse unit with 3,549 square feet, asking $4,200,000





KIMPTON
THE
GOODLAND
FORT LAUDERDALE BEACH

The New Kimpton Goodland Hotel is a chic, mid-century resort that pays homage to the nostalgia of yesteryear.
Eat, drink, sleep or just chill with friends. Sip cocktails in the botanical gardens and stylish pool.
Dine at the beautiful and breezy **Botanic Restaurant** for breakfast, lunch, dinner and tiki inspired happy hour cocktails.

It's All Good at the Goodland
The Goodland | 2900 Riomar Street, Fort Lauderdale, FL 33304
GOODLANDHOTELFTLAUDERDALE.COM | BOTANICFL.COM | 954.908.7301

Recently Sold in Coral Ridge



Address:	**2700 Yacht Club Blvd. #7g**
Description:	**1 bed, 1 bath, pool, waterfront**
Size:	**600 Square Feet**
Asking Price:	**$187,000**
Sale Price:	**$187,000**
Listing Agent:	**Claire Landrino**
Company:	**Florida Sands Realty**



Address:	**112 SE 15th Avenue**
Description:	**4 bed, 5.5 bath, pool, waterfront**
Size:	**5,183 Square Feet**
Asking Price:	**$975,000**
Sale Price:	**$4,100,000**
Listing Agent:	**Kathryn Guerke**
Company:	**Intercoastal Realty, Inc.**



Address:	**1271 Seminole Drive**
Description:	**5 bed, 5 bath, pool, waterfront**
Size:	**4,883 Square Feet**
Asking Price:	**$3,800,000**
Sale Price:	**$3,450,000**
Listing Agent:	**N.A.**
Company:	**N.A.**





Photo Sublime Imagery

Sunrise Key

THE LAST OF FORT LAUDERDALE'S ISLAND DEVELOPMENTS... AND ONE OF ITS FINEST.

text Sybil Robert

NOW NEARLY FORGOTTEN IN THE HAZE OF PASSING DECADES, the history of Sunrise Key is an interesting one, especially if you read the research of historian, Jane Feehan. According to Feehan, Sunrise Key (then known as Wells Island) was originally one of the Las Olas Isles created about 100 years ago, and was connected to Hendricks Isle, developed by Victor Nurmi in the early 1950s. At about the same time, in a "separated at birth" move, the connection between the two landmasses was removed and the 35-acre island was purchased by Eastern Properties from St. Luke's Presbyterian Hospital in Chicago. Eastern renamed the isle Sunrise Key and in 1957 began to develop the land exclusively for "upper bracket" residences as high-end homes were often called by the real estate community at that time. Homes built were to cost in the $100,000 range — a very top-of-the-market price point for the time. According to Feehan, "Eastern Properties promoted this project in 1957 by offering an all-expenses paid trip to Cuba or Nassau (or equivalent) to each buyer of a lot sold through October that year. By March

DEVELOPED BY EASTERN PROPERTIES IN 1957, SUNRISE KEY WAS CONCEPTUALIZED AS A COMMUNITY OF 82 LOTS ON FIVE PENINSULAS. ITS SECLUDED WATERFRONT LOCATION HASNEVER LOST ITS APPEAL.

On The Market in Sunrise Key



Address: **615 3rd Key Drive**
Description: **4 bed, 3.5 bath, waterfront, pool**
Size: **3606 Square Feet**

Asking Price: **$3,000,000**
Listing Agent: **Charles Falkanger**
Company: **Compass**
Contact: **561.702.0691**



Address: **619 1st Key Drive**
Description: **3 bed, 2 bath pool, waterfront**
Size: **3,340 Square Feet**

Asking Price: **$3,500,000**
Listing Agent: **Tim Elmes**
Company: **Compass**
Contact: **954.557.0411**



Address: **2216 Sunrise Key Blvd.**
Description: **5 bed, 5.5 bath pool, waterview**
Size: **3,943 Square Feet**

Asking Price: **$7,999,000**
Listing Agent: **Susan Rindley**
Company: **One Sotheby's Intl. Realty**
Contact: **954.522.2831**

1959, 35 of the 82 lots had been sold. Development of Sunrise Key was completed in late 1959." Unlike nearby neighborhoods where homes were generally in the 2,000 square foot range, on Sunrise Key, original homes were quite often 3,500 to 5,000 square feet.

With an entrance hidden away in Victoria Park, the Key is 5 blocks in length and 1 block wide with a single entrance and exit for vehicular traffic. The enclave of single-family homes has long been a darling of the yachting community as every property on the island features deep-water dockage, and voyages out into the open Atlantic Ocean are free of pesky, fixed bridges. It should come as no surprise that Sunrise Key's larger lots with deep-water dockage attracted well-heeled buyers — both in the 1950s and today — willing to pay more to build in an exclusive island community attached to the mainland by a single bridge. This enclave is exceptionally quiet and walkable with wide streets and mature shade trees. Buffered by water from all the hustle and bustle of the surrounding neighborhoods, the island feels more like a resort community than an urban neighborhood.

> WITH PRICES ROUTINELY ASKING OVER $1,000 PER SQUARE FOOT, THE ECONOMIC PRESSURE ON OWNERS OF SMALLER, OLDER HOMES TO CASH IN IS APPARENT.

Alas, the price one must be willing to pay to live on this dreamy isle has escalated on a J-curve after the Great Recession of 2007-2009. Homes that might have sold for say, $500,000 at the turn of this century now often carry a price tag of around $3,500,000. With prices routinely over $1,000 per square foot, the economic pressure on owners of smaller, older homes to cash in is apparent. Indeed, today, real estate agents often position those properties here as simply a "golden opportunity to build your dream home" showing only exterior, bird's eye views of a listing, encouraging the trend towards teardowns.

As of press time, Sunrise Key, true to form, had only five properties on the market, from a four-bedroom home at $3 million to a five-bedroom, new construction home asking just under $8 million.



Recently Sold in Sunrise Key



Address:	**616 1st Key Drive**
Description:	**5 bed, 4.5 bath, pool, waterfront**
Size:	**4,130 Square Feet**
Asking Price:	**$3,799,000**
Sale Price:	**$4,000,000**
Listing Agent:	**Jody Lewis**
Company:	**Compass**



Address:	**2032 Sunrise Key Blvd.**
Description:	**6 bed, 6.5 bath, pool, waterfront**
Size:	**7,572 Square Feet**
Asking Price:	**$6,395,000**
Sale Price:	**$6,300,000**
Listing Agent:	**Ayda Weiss**
Company:	**Coldwell Banker Realty**



Address:	**633 5th Key Drive**
Description:	**4 bed, 4+ bath, pool**
Size:	**3,222 Square Feet**
Asking Price:	**$6,495,000**
Sale Price:	**$5,995,000**
Listing Agent:	**Carson Dietrich**
Company:	**Premier Estate Properties**

160 MARINA BAY
FT. LAUDERDALE

NEXT-LEVEL WATERFRONT LIVING

Located minutes from Las Olas Entertainment District and the white sandy Fort Lauderdale Beaches







EXQUISITELY FINISHED 3-BEDROOM RESIDENCES WITH PRIVATE MARINA FROM $2.2 MILLION

NOW UNDER CONSTRUCTION

(954) 287-4796 | 160MARINABAY.COM

PROPERTY ADDRESS: 160 ISLE OF VENICE DRIVE, FORT LAUDERDALE, FL 33301

SALES GALLERY ADDRESS: 2400 EAST LAS OLAS BOULEVARD, SUITE B, FORT LAUDERDALE, FL 33301

A GOLD KROWN PROJECT

FORTUNE DEVELOPMENT SALES

EQUAL HOUSING OPPORTUNITY

Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee. Project is being developed by Gold Krown Vista, LLC. Which has a right to use the trademark name and logo of Fortune Development Sales. Features, illustrations, graphics and depictions are conceptual and preliminary and for convenience of reference. Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion without notice. This is not intended to be an offer to sell, or solicitation to buy, in any jurisdiction where prohibited by law. Architect of record – FSMY Architects + Planners.

castelli

real estate services



THE PREMIER REAL ESTATE COMPANY SERVING THE GREATER
FORT LAUDERDALE/WILTON MANORS AREA.

954.563.9889 - OFFICES SERVING ALL OF SOUTH FLORIDA - WWW.CASTELLIHOMES.COM

Leading REAL ESTATE COMPANIES OF THE WORLD®

EQUAL HOUSING OPPORTUNITY

REALTOR



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



HIGHEND
International Construction

General home remodeling/additions

Custom closets and kitchens

Impact windows and door replacements

Granite & stone slab sales and fabrication

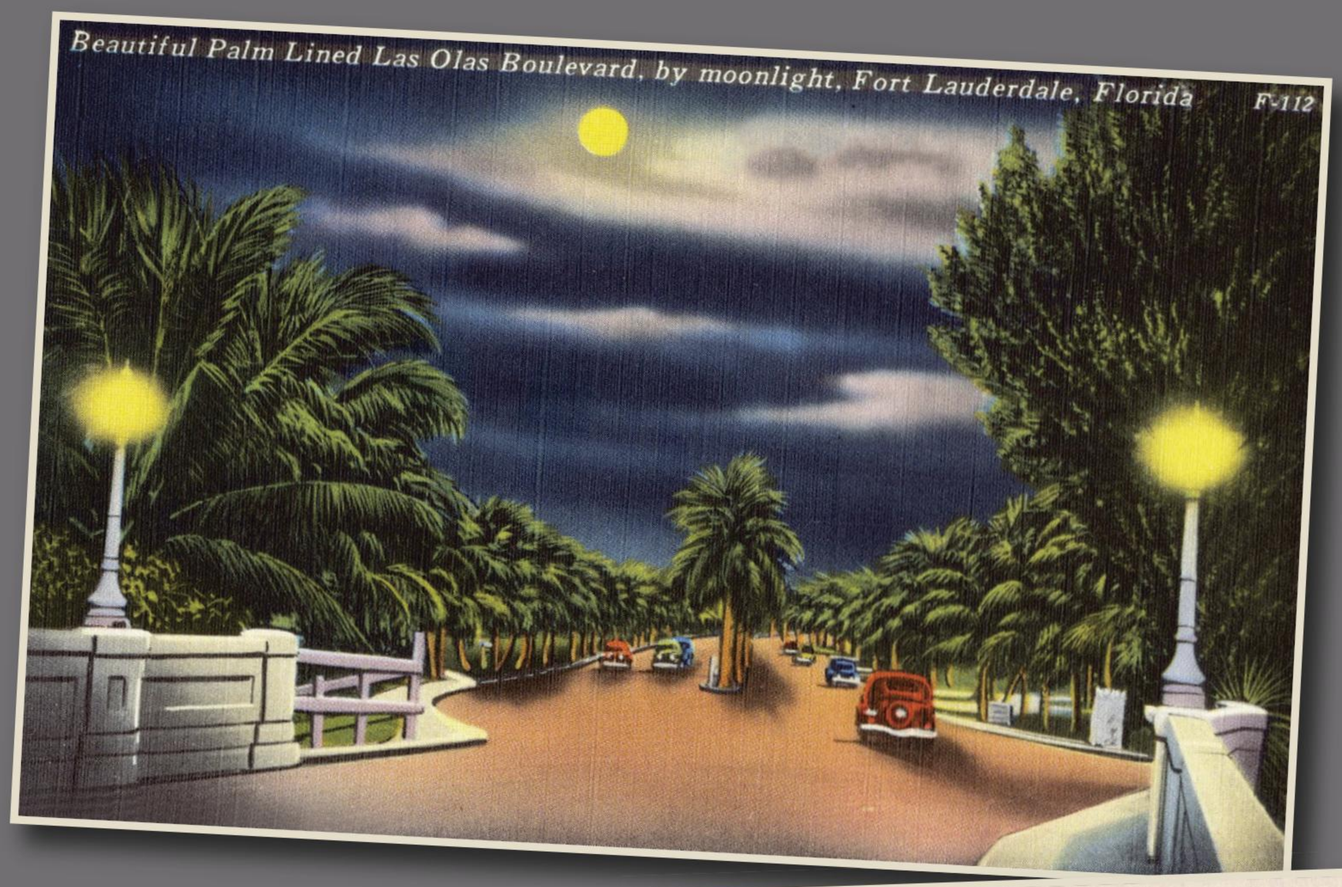
Plumbing and electrical upgrades

Project management

HIGHEND
International Construction

3040 NW 25th Avenue, Pompano Beach
HighEndConstruction.org
Office: 954.366.1802
Mobile: 561.239.9193

A postcard from Aunt Mildred



THIS SPACE FOR WRITING MESSAGES

Feb. 20, 1935

Dearest Jane,

Staying at the Champ Carr Hotel just up the block from this lovely scene. They say people are going to build houses on the islands off of this boulevard... But I only saw three. Maybe after this Depression nonsense is over? We'll see, I guess!

All my love,

Auntie Mildred

"TICHNOR QUALITY VIEWS" REG. U. S. PAT. OFF. MADE ONLY BY TICHNOR BROS., INC., BOSTON, MASS.

UNITED STATES POSTAGE

GEORGE WASHINGTON

1 CENT 1

POST CARD

Miss Jane Fenmore
117 Beacon Street
Boston, Massachusetts









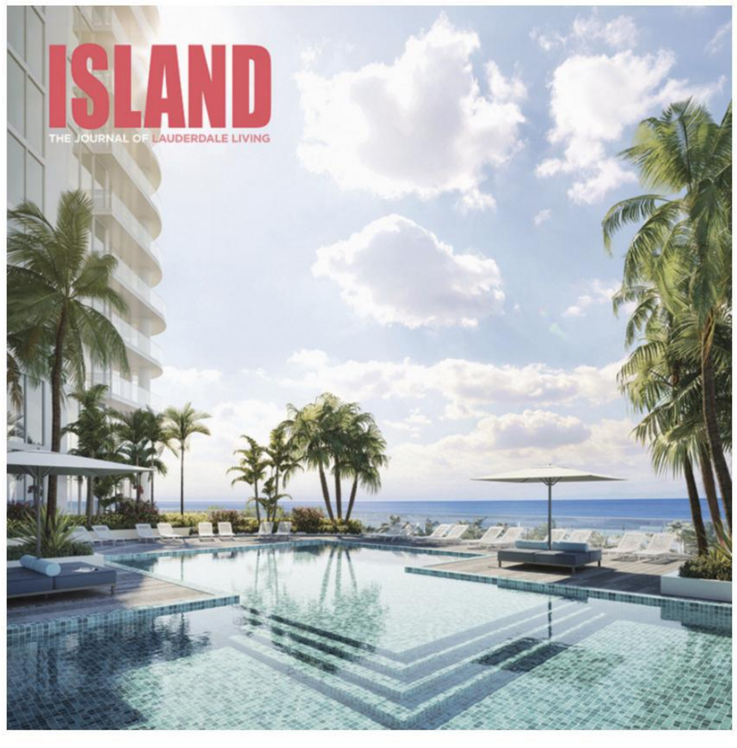
Attention all retailers, designers, restaurant owners, realtors and developers:

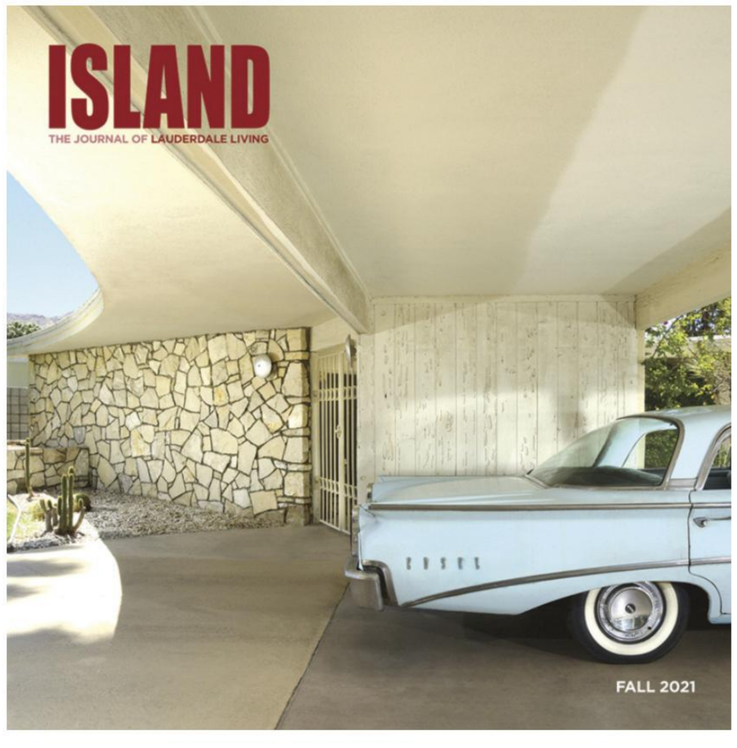
Want to reach our design-savvy audience of decision-makers?

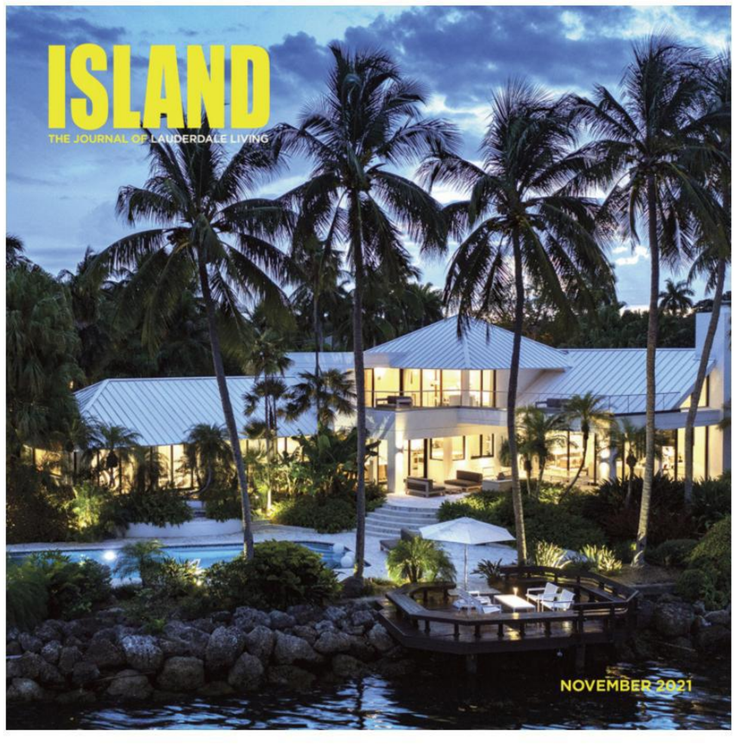
Call us and discuss your ad schedule!

Don’t miss out on this opportunity.

Call today... 954 224.7706









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, SSl appliances and is offered fully furnished! Beachfront luxury! $895,000



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



Point of Americas 1 - #1403

This 2/2 split bedroom ocean view model is completely renovated for open spacious use, ready for the most discerning buyer. It features floor to ceiling impact windows/doors, hurricane shutters, Roberto Cavalli flooring, custom cabinetry, electric blinds, stainless Steel appliances. $792,000



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

© 2021 Coldwell Banker Residential Real Estate. All Rights Reserved. Coldwell Banker Residential Real Estate fully supports the priciples of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiaryof NRT LLC.





Point of Americas 1 - #2306

Come to the Beach! 3beds/4baths, 2,524 sf. Beachfront All amenity luxury building on 10 acres of landscaped property. Bring your designer to make this your dream home in the sky. flow-thru layout, all rooms with large South and North balconies overlooking beautiful sandy coast to Miami and beachfront views north to the Hillsboro lighthouse. Panoramic oceanfront views from every room. Resort-like amenities include 500ft of private attended beachfront, 2 oceanfront pools, onsite gourmet restaurant, library, private storage, front desk concierge, guest hotel rooms, high-tech gyms, saunas, BBQ's, game room, guardhouse entry & 24hr security. Only 15 minutes to all major Highways, Int. Airport, Shopping, Dining, Entertainment & Brightline. Conveniently located Midway between Miami and Palm Beach. $1,575,000



YOU DESERVE THE BEST REAL ESTATE SERVICE.

I'M HERE TO PROVIDE IT.

COLDWELL BANKER REALTY

Martha Buckley

954.309.4889 cell

Martha@MarthaSells.com

MarthaBuckley.cBintouch.com

INTERNATIONAL STERLING SOCIETY

INTERNATIONAL PRESIDENT'S CIRCLE

Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. 12345FL_1/17

GET LOST

LITTLE PALM ISLAND
Resort & Spa

LITTLEPALMISLAND.COM | 866.228.4424

NOBLE HOUSE
HOTELS & RESORTS