

# ISLAND

THE JOURNAL OF LAUDERDALE LIVING

MARCH 2022



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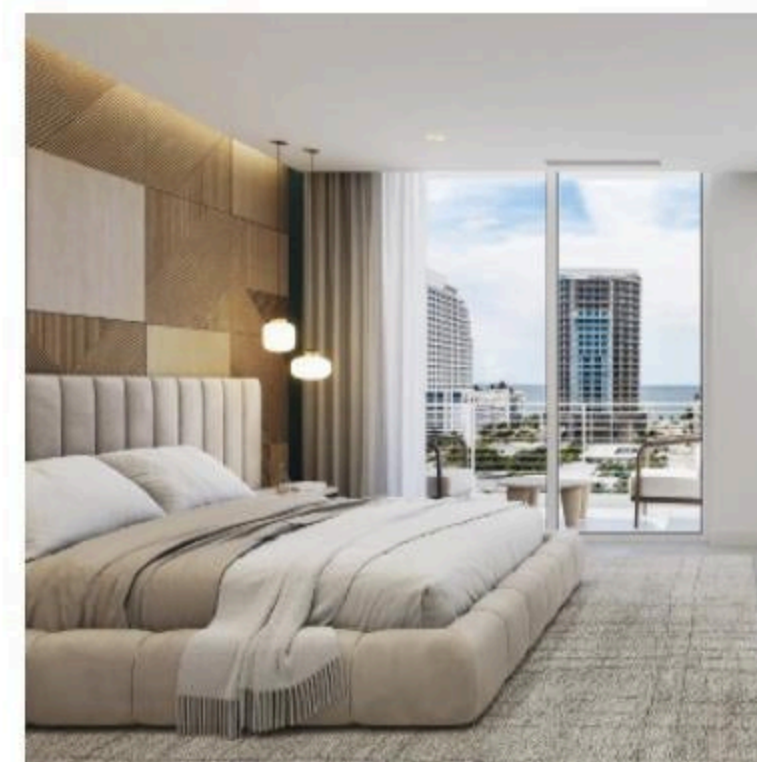
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# ISLAND

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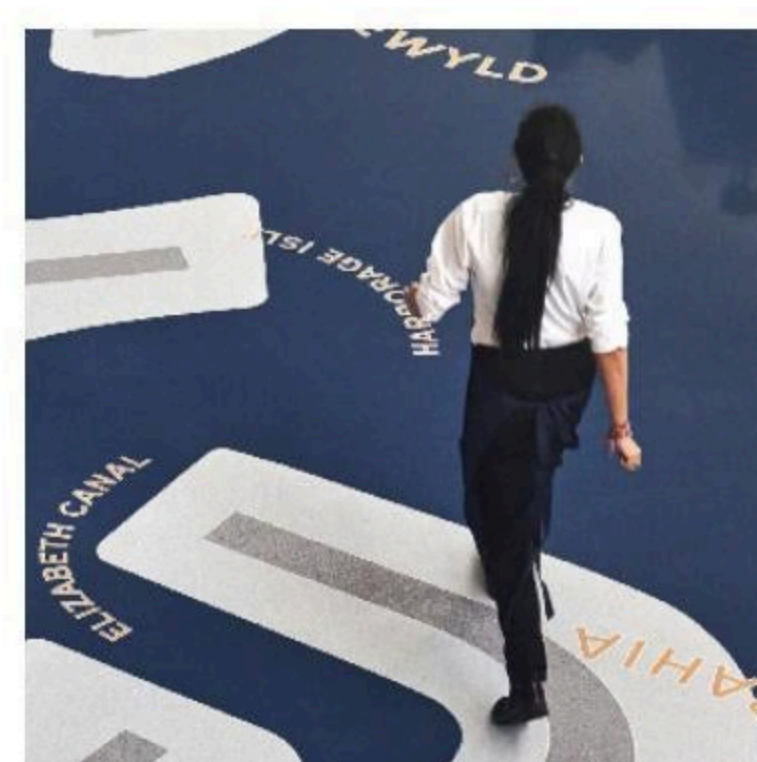
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For the Le Meridien near FLL, New York's Pentagram studio pulled out all the stops, creating a gigantic map of Fort Lauderdale... in terrazzo!

**On the cover:** Terrace at Dune by LT. (see pg.60) Photo: Adrian Gaut.  
**On this page:** Mikey at Beach Gardens, North Beach Village.



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KEY WEST | A NOBLE HOUSE RESORT

# LET GO



## DIALING UP THE VIBRANCY



Every issue of *ISLAND* tends to have an underlying theme. Who knows why? Maybe it's just writers converging on the same wavelength. Maybe there is something in the air. And while our ideas or news may not be as earth-shattering as magazines on fashion... "*Florals... for spring? Groundbreaking.*" or society... "*Mrs. Penelope Haycock Peanutbrittle is hosting her Bal du Mardi Gras at Mar-a-Lago this year.*" we're pretty happy with what we write, produce and distribute with every issue.



*ISLAND* can seem, at first glance, to be an odd mix. A ten page feature on kitchen design might be followed by a feature on a newly designed house for the Riviera Isles followed by a review of a fantastic new dining establishment and a look at one of Fort Lauderdale's prolific designers of the 1920s. Toss vigorously with tidbits on where to rent kayaks, the next group yoga meet-up or art exhibition openings and you've got *ISLAND, The Journal of Lauderdale Living*. Our goal is not only to show you the best of what is going on in town, but to *help shape* the very town we live in. We highlight the work we admire of professionals who live and work right here. We showcase developments — large and small — we think make sense for our growing city. We underscore projects and events that promote diversity in our city of 183,000 folks, a city that — in spite of what they may think is proper in Tallahassee — is proud home to a warm and welcoming LGBTQ community. "Lauderdale Living" isn't just about yachting, or playing volleyball on the beach. It's about living life in the midst of a vibrant kaleidoscope of cultures. It's this incredible mix of people who bring us great design, create wonderful celebrations, tempt us with fabulous dining options, exciting nightlife and so much more.



Our goal is to *celebrate and push forward* great new ideas and experiences that make this a city like no other. We're excited to have you along on the journey.



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



**Harbor Beach** | 2717 Harbor Beach Pkwy | Vacant Land | 13,766 SF  
 Double Lot | Approx 138'x101' | Located within Harbor Beach Boundry  
 Zoned Residential | Between Seabreeze Blvd and S Ocean Drive | \$1,200,000



**Victoria Park** | 1605 NE 4 Court | 4BR/3.5BA Modern | Study  
 Open Floor Plan | 4,115 SF Total | Smart Home | Covered Pool Side Terrace  
 Primary Suite Terrace | Summer Kitchen | 2-CG | \$1,995,000



**Fort Lauderdale Beach** | 3300 NE 17 Street | Rarely Available Vacant Land  
 10,707 SF | Envable Cul-de-Sac Location | Ocean/A1A Opposite End of Block  
 Adjacent to Hugh Taylor Birch State Park with Lake Views | \$1,995,000



**Colee Hammock** | 1310 SE 2 Street | Under Construction | 3BR/3.5BA  
 3,198 Total SF | Elevator | (2) 1st Floor BR Suites | Pool  
 525 SF Roof Top Terrace | 2-CG | Private Lane-Side Location | \$1,850,000



**Las Olas District** | 215 SE 10 Terrace | The Industrial | Under Construction  
 3BR/3.5BA | 3,160 Total SF | Walls of Windows | Den | Elevator  
 Roof Top Terrace | Pool | 2-CG | Steps to Las Olas | \$2,050,000



**Las Olas** | 18 SE 11 Avenue | New Construction | 3BR/3.5BA | Den  
 Elevator | 2-Ground Floor BR Suites | Smart Home Equipped | Pool | 2CG  
 Top Floor Primary Suite w/Private Terrace | Euro Design Finishes | \$1,995,000



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**Cyth & Co.** beats out the competition not only because magic seems to emerge from its kitchen, but because they have a huge terrace for breezy, open air dining. And let's face it, Covid or no Covid, that's what people come to Florida for. Save the air conditioned dining rooms for Indiana... we'll take the table over there with the umbrella, thank you very much.

If you venture to Cyth & Co., even just for a macchiato and a bacon and cheddar scone, prepare to be possibly hooked. Come on a Sunday morning for a cortado, and one of their mouthwatering hash brown waffles, and that chance of being hooked goes up exponentially.

**Cyth & Co. 3446 NE 12th Avenue, Oakland Park 954.999.0662**

**Sea Level**, set on the widest expanse of Fort Lauderdale's South Beach, feels absolutely Caribbean. The U-shaped outdoor bar is perfect for a quick bite, or sit tableside outdoors for a long and leisurely lunch. Great flatbreads, delicious fish tacos and, of course, great burgers. Located on the ocean on the grounds of the Marriot Harbor Beach, it offers complimentary self parking in the garage with validation or, take it easy on yourself and just bring the car to the front entry for \$5 valet parking with validation.

**Sea Level 3030 Holiday Dr., Ft. Lauderdale**



**Kitchenetta** has worked its way into our hearts, becoming a favorite of locals and a dining spot out-of-town guests always have on their dining wish list. A true family affair, the restaurant is located in an adaptive re-use of an old commercial building set back from N. Federal Highway, leaving room for a huge, covered terrace. Hearty Italian fare seems to fly out of this establishment's open kitchen, where flames can be seen as olive oil is tossed in a hot pan filled with magical ingredients. Magical they must be, as huge plates of everything from gnocchi gorgonzola to rigatoni Bolognese De Medici are devoured as fast as they hit the tables. Kitchenetta also seems to have a wine that pairs with everything they offer! Don't miss their palle di riso and caprese appetizers!

**Kitchenetta 2850 N. Federal Hwy., Ft. Lauderdale 954.567.3333**



**Sand Bar Grille** could not be more aptly named. Truly a laid back experience, the oceanfront spot at the Sun Tower hotel has found favor with neighbors just wanting an order of conch fritters and an icy Corona.

You've had a glorious morning on the beach and you're still in your swimsuit, sand between your toes? No problem. Step up from the sand to this little outdoor dining spot right between Pelican Beach and Auberge. Delicious flatbreads, icy cold drinks and an unobstructed ocean view are what this relaxed restaurant offers. This is the Fort Lauderdale that time (thankfully!) forgot!

**Sand Bar Grille 2030 N. Ocean Blvd. Ft. Lauderdale**

**Coconuts**, at first glance, anyway, seems like a throwback to the days when Fort Lauderdale was synonymous with Spring Break. But wait... the food is excellent. Maybe that's why it's lasted so long. Munch on crabcakes with a creole mustard sauce on a deck overlooking the Intracoastal Waterway at this outdoor establishment just a block off the beach. With a large number of outdoor tables to choose from, there is always room for the well-behaved dog. As an appetizer, don't miss the Scoobies, these are incredible little crab claws served warm in a large ramekin filled with a peppery garlic butter sauce that is ridiculously good. Note: chef Elliot gets creative with his ever-changing list of specials here. Try the house favorites or stick to his specials and you can't go wrong. Complimentary valet parking.

**Coconuts 429 Seabreeze Blvd., Ft. Lauderdale 954.525.2421**



**O-B House** has been a favorite for years and years. Needless to say, during pandemic-mania we cried ourselves to sleep at night for fear they'd close up shop. But it takes a whole lot to deter these guys. They transformed their parking lot into a courtyard garden with flowering plants and trees, sprinkling it with umbrella-shaded tables for dining. The food here — whether you are dining on one of their famous, inch-thick white chocolate, strawberry, or blueberry corn pancakes cooked in a cast iron skillet, their biscuits w sausage gray or their Fisherman's Cobb salad (shown here) — is truly exceptional. O-B House makes the most of organic produce and opts for locally-sourced ingredients whenever possible. The staff here takes real pride in what they produce. That is apparent in every bite.

**O-B House 333 Himmarshee St., Fort Lauderdale 954.530.7520**



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# Donna Carbonara

## Your Fort Lauderdale Beach Specialist



### The Terraces

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



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Broker Associate

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**See more of these beautiful homes on Instagram @donnacarbonara**

# CELEBRATING LIFE ON THE BARRIER ISLAND



To rise on Orton Avenue in North Beach Village, *The Terraces* will offer 18 residences in a 10-story building

## THE TERRACES COMES TO NORTH BEACH VILLAGE

**NORTH BEACH VILLAGE, FORMERLY KNOWN AS** Birch Estates, continues its steady transformation. Started in 2004 with the construction of La Rive, a contemporary condominium designed by Louis Revuelta, the neighborhood’s “extreme makeover” has shifted into high gear as of late. As hotels like The Four Seasons and condominiums like Paramount quickly rise and become hot spots, the pace and caliber of the area’s

transition is mind-boggling to say the least. Locals recall 20 years back when its buildings seemed to be decomposing as they watched.

With dozens of mid-century era buildings like Manhattan Tower and Birch Tower as well as hotels like Aqua, Tranquilo and Beach Gardens now spiffed up and gleaming, an era of glam-

our by the beach has returned. Icing on the cake has to be the 96 room Kimpton Goodland Hotel, which opened its doors last year in a landmarked building designed by Lester Avery.

Of course, North Beach Village is rich with a history that goes beyond its Mid-Century Modern showpieces. It's home to the 45-acre Bonnet House estate. Just across E. Sunrise Boulevard is the sprawling, 180-acre Birch State Park. Part of Hugh Taylor Birch's former estate, it now serves as Fort Lauderdale's "Central Park."

**The design goal at *The Terraces* is to underscore the advantage South Florida has over most of the nation in months like February and March... our indoor/outdoor lifestyle.**

Next residential opportunity coming online: The Terraces. This smart, boutique-sized development will offer a collection of 18 residences is due to rise at the very heart of North Beach Village.

As its name suggests, the design goal at The Terraces was to underscore the advantage South Florida has over most of the nation in months like February and March... our indoor/outdoor lifestyle. All 18 residences have extensive terraces. Unlike the tiny balconies of earlier eras that had balconies barely big enough to turn around, these really qualify as outdoor rooms. Even the smallest terrace, on a 1,775 square foot unit is an impressive 335 square feet.







**The 18 residences at The Terraces in North Beach Village have been designed with open floor plans for relaxed entertaining with what its developers describe as “a breezy elegance.”**

Many other units offer sunrise *and* sunset terraces, ranging from 900 to nearly 1,100 square feet. Penthouse residences #1 and #2 at The Terraces are both two-story units, and as such, each offers sweeping, wraparound terraces of 2,612 and 2,855 square feet respectively!

Inside, these residences were designed with ten-foot ceilings and offer walls of true, floor-to-ceiling impact glass. floors are finished with large format, matte-finished porcelain tile. Attention to detail will be paramount in the finished at The Terrace, and buyers will see that with solid wood interior doors with concealed hinges, custom-finished closets, and dimmable, recessed LED lighting throughout.

Residences here have been designed with open floor plans for relaxed entertaining with what its developers describe as “a breezy elegance.” In the kitchens this translates into clean-lined, modern, handle-free European cabinetry, a food prep island that does double duty as a breakfast bar and an appliance package that includes top-of-the-line Sub-Zero and Bosch appliances.



Primary bedroom suites are designed with a double, en-suite bathroom. On each side of these spa-like bathrooms is a long, floating vanity as well as an entrance into a large, glassed in shower as well as a private toilet enclosure. Just beyond are dual, walk-in closets. One of the advantages of The Terraces' "post-pandemic" design: each residence will be equipped with five-stage Hepa air cleaner with both ultraviolet light and photocatalytic filter. Besides the secluded pool deck, its developers have included over 6,000 square feet of amenity spaces, including a fully equipped gym, club room with kitchen, private office conference rooms and two summer kitchens.

**The architectural firm, Garcia Stromberg, did a great job orienting the building so the residences have beautiful views all around, both inside and on views all around, both the ter-**

Located blocks from favorite dining spots like Lona Cocina, Takato, and new North beach Village venues like Evelyn's Fort Lauderdale at the Four Seasons and Botanic at the Goodland, The Terraces has dinner and weekend brunch options covered. Developed by the Latitude Group, The Terraces is being marketed by Douglas Elliman and scheduled for completion sometime in 2023.

# Distinctive Homes

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2 CAR GARAGE | LISTED: \$1,395,000 SOLD: \$1,460,000



200 Leslie Drive #1030 | Hallandale

\$649,000 | 2 BEDS | 2 BATHS | 1,430 SF  
STUNNING UPDATES | GORGEOUS VIEWS | HIGH FLOOR



1718 NE 26th Avenue | Fort Lauderdale

4 BEDS | 3 BATHS | 3,100 SF | HIGH-END NEW BUILD | GORGEOUS FINISHES  
OPEN FLOOR PLAN | POOL | LISTED: \$2,100,000 SOLD: \$2,100,000



2433 NE 27th Avenue | Fort Lauderdale

3 BED | 3 BATH | 2003 SF | HIGH-END RENO | GORGEOUS FINISHES | OPEN FLOOR PLAN  
2 CAR GARAGE | POOL | LISTED: \$1,160,000 SOLD: \$1,160,000



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A floating staircase, by Indiana-based artist, Tim Schmidt, is made from reclaimed white oak.

## MODERNIST INSPIRATION... ...TROPICAL TRANSLATION

{Building perfection in Wilton Manors}

**text** John T. O'Connor **photos** Myro Rosky

**IT'S MARCH. IN BOSTON THAT MEANS** mounds of snow still on the ground. In New York that means trying to cross 63rd and Madison and ending up ankle deep in dirty slush. Somehow, kayaking down a lazy waterway, looking for manatee suddenly sounds nothing less than divine. As South Florida — Greater Fort Lauderdale in particular — has supplanted other areas of the country in desirability though, some buyers just cannot find the house they're looking for. They *know* what they want... but it doesn't seem to exist.

That was the case with Anderson and Craig who, after a long search, found right where they wanted to live but could not find a house that checked all the boxes, so to speak. Craig, from Indiana had certain things he wanted and Anderson, raised in Brazil, added to that wish list. They loved the vibe of Wilton Manors. They loved both its walkability and the fact that it was surrounded by water (hence, its nickname, "The Island City") but try as they might, nothing on



**A 2nd floor bedroom suite is pivoted 90 degrees and visually slid forward, turning the entire home into a dynamic piece of Modernist sculpture.**



the market at that time made sense for the life they wanted to lead in South Florida. Their answer, as is sometimes the case, was to try renovating the existing house into what they wanted. As luck would have it, they found that house, right on the South Fork of the Middle River in the South Coral Point neighborhood. The house had been rented for about a dozen years to a family up north, and was in disrepair, but they took it on as a project. The couple began renovations, gutting much of the interior, then stopped. It had become clear that this particular house, the one right on a gorgeous point lot in a quiet neighborhood, was just not going to transform into the house they wanted.

Having a strong idea of what they wanted, they met with architects. The first didn't quite get it... nor the second. They then met with Steve and Kristina Brandt of SH Brandt & Associates who seemed to get exactly what the two were looking for. They were excited to take on the work, even after, during preliminary discussions, Anderson and Craig handed them an 80-page document of "do's and don'ts."

The final result, three years in the making, is spectacular. Keeping the original foundation with its 30+ pilings, the architects added enough additional pilings to support what would become a 3,420 square foot home, double the size of the original home. A variation of Tropical Modern architecture, the final design looks like a pavilion of sliding volumes, all of which open to the pool and waterfront in a most spectacular display. Its primary bedroom suite is upstairs, its stucco sur-



**The primary bath has an open shower with rain panel showerhead, separate soaking tub and water closet.**



Stacking sliders disappear past the opening in the living room, extending the interior entertaining space with the exterior.

faces treated in bold polychromy. The first level entertaining spaces have erased the line between indoors and out, via a set of stacking sliders custom made by SIW Windows. This allows the large format, polished limestone flooring of the interior to meet with the matte-finished, reef limestone that surrounds the pool, stepping down gracefully to meet the dock. Water trickles over the edge of the pool, augmenting a natural landscape that includes Dwarf Fountain Grass, Bromeliads and a spectacular Dragon tree.

Inside the two-story entertaining space is defined not only by its connection to its waterfront site, but by a staircase designed by Indiana-based artist, Tim Schmidt. The floating staircase with its tempered glass rail is finished in white oak reclaimed from a centuries old barn in Indiana. Similarity connecting old with new is a neon sign for Beaumont Coffee Shop, salvaged from the

demolition of Mahattan's Beaumont Hotel, stomping ground of George M. Cohan as well as George and Ira Gershwin.

This connection to artistry and craftsmanship is everywhere in the finished house, from carefully honed, custom, artisan-made sinks in the bathrooms, to a tiny recessed reliquary for a sculp-

**THE FIRST LEVEL ENTERTAINING SPACES HAVE ERASED THE LINE BETWEEN INDOORS AND OUT, ALLOWING ONE'S EYE TO TRAVEL OVER THE LIMESTONE POOL DECK, PAST THE POOL TO THE RIVER JUST BEYOND.**

ture by Fort Lauderdale based artist, Jeff Wade. Materials chosen for the new construction confirm the owners dedication to craftsmanship as well. Choices like Waterworks faucets, a Eurofase light fixture over the dining table from LBU Lighting

and a deep soaking tub for the primary bathroom all point in this direction. This clear attention to detail continues in the kitchen, the couple opting for a 48" gas range by Wolf, an integrated Sub-Zero refrigerator and Thermador 150 bottle wine cooler, purchased at Ferguson. All of these are set into set into custom cabinetry by Morantz and topped with white Krypton from Porcelanosa.

In the end, the couple made their dreams a reality, creating a focused set of spaces that celebrates its location. An "only in South Florida" combination of form, function... and art.

**A white Krypton countertop creates in indestructible work surface while an engineered quartz backsplash adds a bit of nature into the kitchen.**





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# LIGHT

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# BRIGHT

GO AHEAD, TURN THE PAGE.





Clockwise from opposite page: A pendant fixture called **Meridiano Media** by Gabriele and Oscar Buratti made from Pyrex glass hangs on a thin, steel, suspension cable. Its double switch allows the central and lower part of the diffuser to be switched on separately. Through Farrey's North Miami. **Hubble Bubble** was designed by Marcel Wanders for Moooi. Through Paradox, Ft. Lauderdale. **C1** by Vincent Van Duysen for Flos, hides the light element deep inside this adjustable fixture, which can be used inside or out. Through Farrey's, North Miami or Luxe Cable & Light, Miami. Formed by two concentric circles, one hiding the LED light source, the **Top Wall Sconce** by Barcelona-based Ramos Bassols for Vibia gives off a beautiful, soft glow. In four sizes from 7" to 36" diameter. Through Farrey's, North Miami or Luxe Cable & Light, Miami.





Clockwise from above: Made from aluminum, steel, polycarbonate with a ribbon shade, the **Folie S60** pendant light for Barcelona-based Bover is made for three, 15 watt LED bulbs. In the US through 2Modern.com **Sabon**, designed by Robert Sonneman, introduces a compelling geometric presence to interior settings. Its white cased glass spheres cast soft yet radiant illumination. Through LBU Lighting, Ft. Lauderdale. Solid and heavy, the **Poldina Pro** is a battery operated, rechargeable LED table lamp. The light it gives off is subtle and dimmable with the touch of a button on top, making it a favorite with restaurants. At Brand Lighting, Hallendale. The goal for **O Ground**, by Elemental for Artemide, was to create a light that could be as imperceptible as possible. The aluminum ring is equipped with a silicone diffuser shining soft light inside. Through LBU Lighting, Ft. Lauderdale.





Foldino Pro





Clockwise from opposite page: The **Fortuny Icaro** silk chandelier is a pared-down version of an iconic 1920s design by Mariano Fortuny. The massive, yet lighter than air fixture is 49.5" in diameter, perfect above a dining table. Online through RH Modern. Terzani's **Abacus** wall lamp is mathematical purity and clean, functional design. Available in many configurations, it uses 3000 k LED lights. Through Farrey's, North Miami or Judith Norman, Hollywood. The **Hipatia H101** is a portable lamp designed by Arturo Alvarez for indoor/outdoor use. At 16" high, it includes a remote control, and features a shade of painted stainless steel mesh. Through Ylighting.com. **The Beat Range** LED linear multi-light pendant is a cool gathering of Tom Dixon's designs all in a 62" long row. Available in matte black, white, or brushed brass, as shown. Through Fadecci, Miami.





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Fisherman's Cobb Salad





Getting each and every detail just right seems to be the name of the game for Zahn Development & Architecture Studio.

# DETAILED EXECUTION

A CLOSER LOOK AT THE WORK OF ZAHN DEVELOPMENT & ARCHITECTURE STUDIO

We've been obsessed with the work of Zahn Development & Architecture Studio for over a decade. From the gorgeous "Glass House" a residential award winner with the U.S. Green Building Council in 2011, to contemporary island stunners on Solar Isle Drive, Castilla Isle, Lido Isle and the Seven Isles, the single family homes of Zahn Development & Architecture Studio are nothing if not precise. This custom luxury doesn't stop at just new construction homes, not by a long shot. The team at Zahn brings cutting edge ideas and green building practices to gut renovation jobs as well. But for us, whatever the scope of the project, it's the firm's exacting attention to detail

**text** John T. O'Connor



**Exact in detail, the double island kitchen in their Rio Vista gut renovation mixed rich, natural materials with precise, minimalist detailing.**

— from the drawing boards to fabrication, to final installation — that makes us quiver. It amounts to a meticulous minimalism for which they are so well regarded. Recently, we had a chance to sit down with Rita Sosa-Zahn, Zahn’s resident architect and interior designer, for a conversation.

***ISLAND:** When I look at your finished work for Zahn Development, I kind of picture you pouring over a set of drawings, not with a pencil, but with an eraser. Especially with a home recently renovated from top to bottom in Rio Vista, you were handed a very sculptural, very idiosyncratic home that needed to be treated with respect for the piece of Modernist sculpture that it was. In my mind, I see you looking at every elevation, every detail and asking yourself: “What more can I remove and have this room work perfectly? Is that fair? Or am I just kidding myself?”*

**Rita Sosa-Zahn:** Yes, that’s a fair observation. We removed so much and only kept the features that we wanted to quietly accentuate. The home had a number of sculptural elements that we intentionally



kept minimal and clean. We worked to simplify the home and took care to accentuate those sculptural elements and make them focal points. It took a lot of planning and design iterations to make it all work.

*There is a strong element in your work on what I call exactitude. There is a precision not only in the level of finish, but in the placement of mundane items like recessed lights, thermostats and air conditioning vents. In so many cases, this is where the architect throws up their hands, giving control to the builder often ending in shortcuts and a visual mess.*

Serene and effortless architecture takes the most time and effort to execute. It takes a concept, product research, planning, and many revisions to the plans, and coordination amongst the engineers and trades.

*Some of Zahn's strongest and most sublime design details are in the kitchens and baths you put together.*

**For the renovation of a home in the Coral Ridge Country Club neighborhood, much of the rear facade, facing the waterway, went from concrete block to glass, transforming the home for true, indoor/outdoor living.**



**For a Coral Ridge Country Club home built in 1960, Zahn Development & Architecture Studio gutted the house completely, accentuating its horizontal nature with decorative muntins on the windows and doors.**

*Meticulously designed and crafted down to the last centimeter, they often mix incredible materials with what can only be called 'timeless' design. Can you tell us a little about how you dive into that process?*

The details are, literally, in the drawings. We put a lot of time into establishing a concept, detailing the drawings, selecting complementary materials, and going over the details with the trades until the vision is realized.

*One of your recent projects took a vintage home Coral Ridge Country Club through a complete and total gut renovation. While still low and earth-hugingly horizontal on the street, inside, the home explodes with open space, it's rear façade nearly a ribbon of glass. It's truly extraordinary, right down to the shoji-like treatment of the street-facing doors and windows.*

Thank you! We took that home and completely gutted it. We only left the slab, exterior walls, and



trusses. We increased the existing window and door openings and added new openings. The home's interior layout was completely reworked to maximize its water views and garden views. To finish it off, we selected dark bronze window and door frames for contrast, and added decorative muntins to the front elevation to add some style for street appeal.

*Part of my fascination with your work comes from having done about 15 renovations — with various architects and builders — over the years. You have to remain engaged through the entire process to create a great outcome. Often I've wanted to run away, screaming. Your team makes it look so effortless. What is your inspiration? What keeps you going?*

It's a collaboration with the owners that can last 2 years. The most exciting part of the design/build process happens during construction when all the planning starts to take shape. That's what gives us energy and keeps us inspired.

**The Rio Vista home recently completed by the firm was also an existing home in need of a complete renovation. They worked to simplify the existing home, while working to accentuate its sculptural elements.**

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# ISLAND

NON-STOP DESTINATIONS FROM FLL



A restful spot at the spa, outside at The Bungalows, Key Largo.

## The Bungalows An Escape to Absolute Serenity in Key Largo

With each issue, *ISLAND* brings you a destination that can be reached by plane non-stop from Fort Lauderdale. But how about packing your bags for a wonderful resort and travelling there non-stop, yet this time, landing right at the property? No waiting for your bags, trying to find a taxi and so forth. Lucky for us in Fort Lauderdale, Tropic Ocean Airways solves all those logistical problems, flying you stress-free on their fleet of seaplanes, pulling right up to the dock. Tropic Ocean departs from the Sheltair terminal, not the major terminal buildings at FLL. Why is this important? You can arrive just 30 minutes prior to

**text** Mary Dugan



Interior guest bungalow of about 900 square feet at The Bungalows, Key Largo.



departure, not the two hours required by the major air carriers. And, as this is a charter service, the time you leave is pretty much up to you.

We found this to be the perfect way to get to The Bungalows, a serene resort on Key Largo... one that covers 12 acres with 135 private bungalows. We asked a friend who swears by this spot for a little heads up in advance of our booking. He said the resort really is unri-

**We found a Tropic Ocean Airways seaplane to be the perfect way to get to this serene resort on Key Largo... one that covers 12 acres with 135 private bungalows.**

valled and suggested booking one of the beachfront bungalows. No matter where you end up, it's clear each of these little houses had no expense spared in finishes and furnishings, and all of them have a garden shower and outdoor soaking tub. Inside, the aesthetic leans towards high-end Tropical Modern. Yes, you are in the Florida Keys, but with the subtle, neutral tones, natural fabrics and beautiful artworks, you could just as easily imagine yourself in Maui or Bora Bora.

The property is strictly for those 18 and older, which translated — for us anyway — into a peaceful, restorative stay. Our friends told us the dining here is “top notch” and they were, once again, right on target. There are three restaurants on the property, all of which offer indoor and outdoor seating. The fact that this is an all-inclusive resort — that's right, no bill will ever arrive at your table or beach chair, no matter what you order or how many Negroni's you might down. Bicycles come with each bungalow if you want to tool around, and kayaks and



**The fact that this is an all-inclusive resort — that's right, no bill will ever arrive at your table or beach chair, no matter what you order or how many Negroni's you might down.**

paddleboards are yours for the asking. Guests can partake in outdoor yoga classes, opt for the gym with its Peloton bikes and other exercise equipment, or simply while the hours away by the pool, requesting the occasional drink or snack. Again, everything is included, the only exceptions of note being spa treatments, or dinner at the resort's special steak restaurant.

The bungalows themselves are spacious, measuring between 900 and 1,100 square feet of interior space. The outdoor rainshower and soaking tub have sailcloth curtains for privacy if needed.



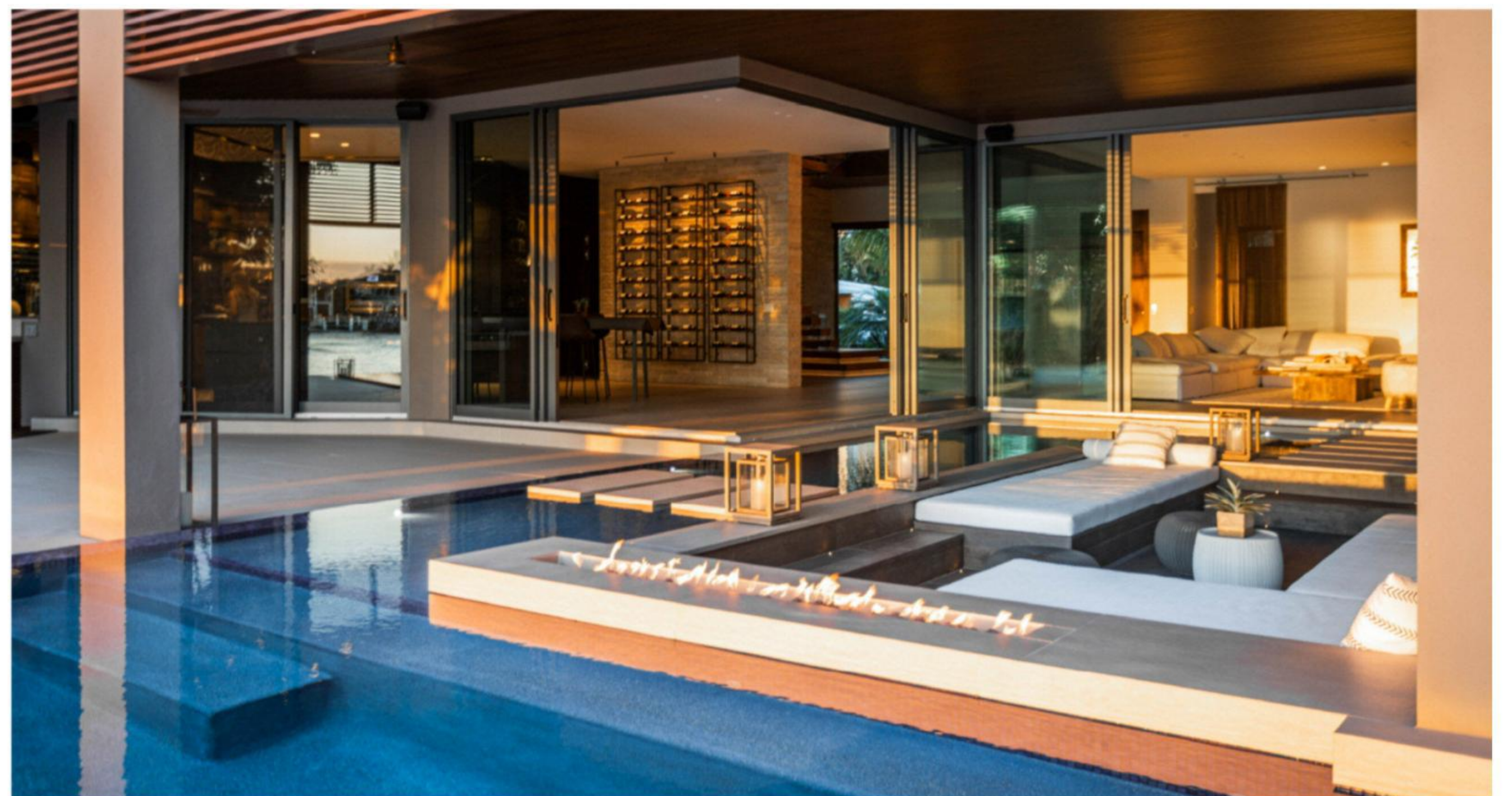
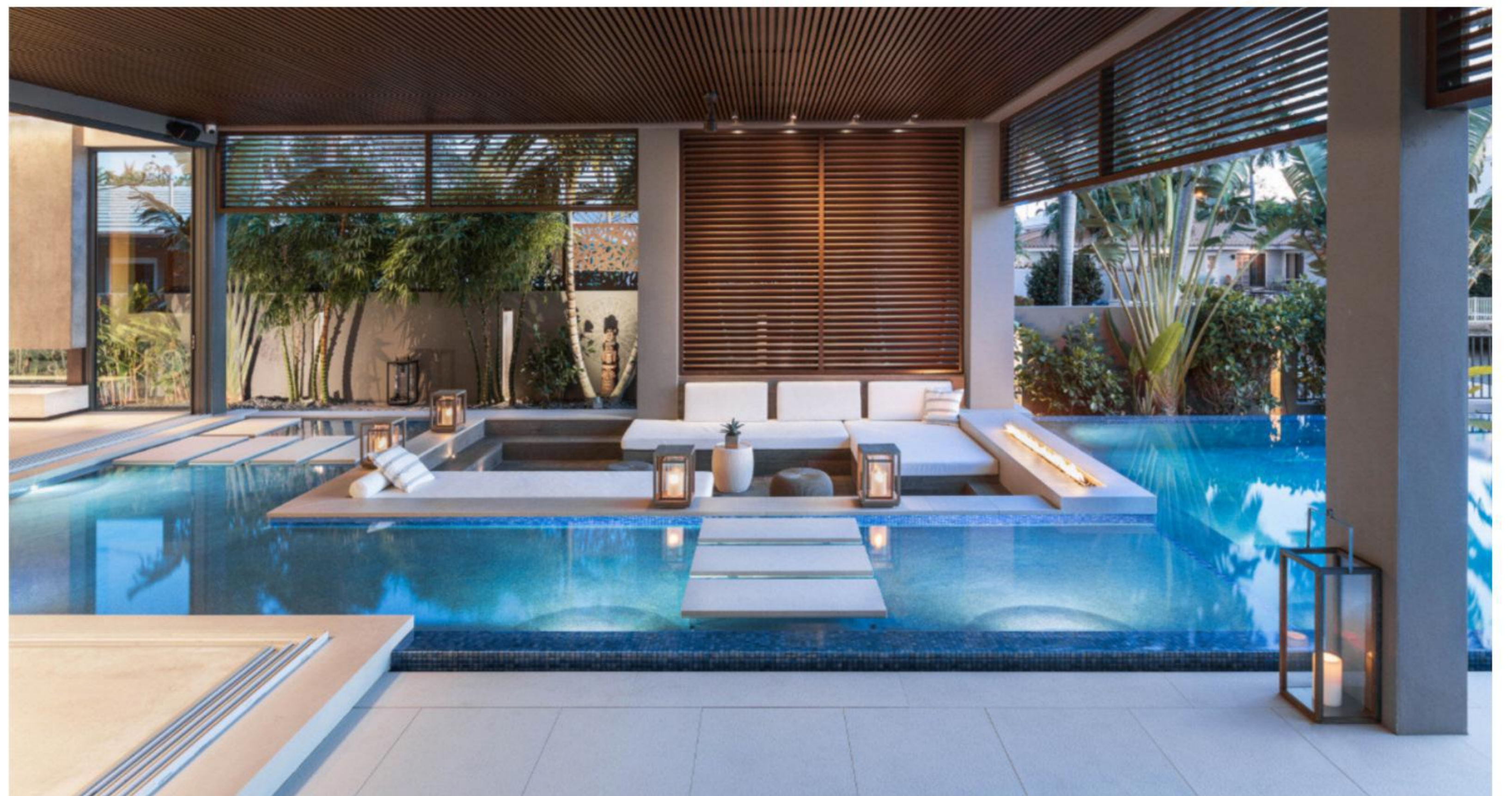
One of The Bungalow's dreamy, floating tiki bars.

What do we absolutely love about this place? There is lots of space between you and the other guests, but you can get together at one of the bars if you like group camaraderie. The resort has what they call “glass bottom” kayaks, which we found to be a blast. The floating tiki bar, by the way, is not to be missed.

And did we mention the Bloody Mary and Mimosa bar at breakfast? It was this Bloody Mary and Mimosa bar, coupled with soft, island breezes that hooked us. We'll be back... and yes, we'll splurge for that seaplane that dropped us right at the dock, thank you very much.

**What do we absolutely love about this place? There is lots of space between you and the other guests, but you can get together at one of the bars if you like group camaraderie.**





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# WALKING ON WATER

## PENTAGRAM'S TERRAZZO FLOORING MAPS FORT LAUDERDALE'S WATERWAYS

**text** Hilary A. Lewis **photos** Zeph Colombatto

IN 2019 LEGENDARY GRAPHIC DESIGNER, Paula Scher of the renowned studio Pentagram, began work on an exquisite terrazzo floor design, not for a major civic structure or performing arts institution, as is typical of projects like this, but instead

**Quite literally, you can pace on the Himmarshee Canal, New River or Intra-coastal Waterway, which flow beneath you and the soft sheen of polished terrazzo.**

for a lovely redo of a hotel just to the south of the Fort Lauderdale Airport (and north of DCoTA, the Design Center of the Americas) The result is a fresh take on a centuries-old technique of flooring and very much an elevation of the hotel lobby concept to something beautiful, celebratory and enduring.

Reborn as Le Meridien Hotel Dania Beach, the hotel's location on Griffin Road is just beyond the runways of FLL and lanes of I-95, but the environment is an oasis thanks to the design of its public spaces, which welcome those just looking for a cocktail or a meal as well as guests using the hotel's lodging. Finished with furnishings of Mid-Century Modern design in a





soothing palette of cream, gray, blue and soft metallic tones, the double-height lobby is airy and serene. It's all tied together by the magnificent terrazzo beneath your feet, which displays a map of the region, reimagined with smooth graphics, thoughtfully selected colors and an appropriate emphasis on the area's high percentage of water, from canals to rivers to the Atlantic itself. Quite literally, you can pace on the Himmarshee Canal, New River or Intracoastal Waterway, which flow beneath you in the soft sheen of polished terrazzo.

Scher stresses that the floor needed to be a backdrop, which “could not dominate the space.” Despite its mix of color and form, it needed to create a “neutrality” for the furniture, front

**Finished with furnishings of Mid-Century Modern design in a soothing palette of cream, gray, blue and soft metallic tones, the double-height lobby is airy and serene.**

desk and other objects required in a space that contains dining, lounging and reception areas. The most dominant color is the dark, yet soft, blue that reads as both rich and soothing within the terrazzo's expanse. Scher admits she typically goes for brighter tones, but knew this was the right selection, especially with its adjacency to the reflective metal accents that line the forms within the floor.

The choice of a map is appropriate for an environment dedicated to travel, but also is a nod to the patron of this sophisticated project. Scher worked here with a longstanding client, Charles S. Cohen, who has enjoyed significant success in real estate and media (as a film director and producer) and is also an arts patron — and map collector.

Scher noted that terrazzo designs are typically geometric rather than based on the irregular forms of nature such as land masses and waterways. But she found the opportunity to “draw with terrazzo” a wonderful challenge. “The material is spectacular.”

*Hilary Lewis is an architectural historian, author and curator who has written extensively on art, architecture and design.*





*Health, health, health, sweetie...*

## Oakland Coffee and Juice Bar is now open.



**Sliders are crafted with love here. Shown above is avocado toast with salmon and bacon.**

**SPEEDING AROUND** greater Fort Lauderdale, eyes focused on the road, it's easy to live our lives in a bubble of limited awareness. It wasn't until a friend alerted me to the very existence of Oakland Coffee and Juice Bar that I searched it out. Remind me to thank him.

While Oakland Coffee and Juice Bar began its existence in a small space pretty much focused on coffee drinks, in February it expanded. With additional indoor space and a garden dining area, Oakland Coffee and Juice Bar is (thankfully!) NOT fancy. This little establishment feels like something out of Portland, Oregon's NoPo district or San Francisco's Mission District. Its interior is cool and dark with vintage terrazzo floors, a long bar and a spot for the occasional DJ, but for us the surprise is its funky little courtyard garden dining area. Here, stretched awnings create soft, dappled sunlight over the Portuguese tiled floor and a half dozen tables



**Tending bar at the Oakland Coffee and Juice Bar, Monte shows off a freshly made Jack Skellington.**

while Latin music plays in the background. Lined with plantings, the walls are home to creeping ficus vines.

Order up front, take a little numbered card to your table in the courtyard garden and in minutes you can be munching on avocado toast with smoked salmon and bacon, an açai bowl with fresh strawberries and bananas, or maybe just a fresh arugula salad with a citrus vinaigrette.

Stopping in for breakfast recently, I opted for a Nutella latte over ice, and one of their breakfast wraps. Made with scrambled eggs, avocado and cheddar folded neatly



**Their mouthwatering, hand-held breakfast wrap with scrambled egg, cheddar cheese and avocado.**

into paper-thin, whole wheat, the breakfast wrap is finished in a sandwich press, arriving piping hot with a fabulous spicy dipping sauce to give it just a touch of heat. Needless to say, I am now addicted to their iced Nutella lattes.

But this place has something more going on for it... I can't put my finger on it, but this is not an establishment where you feel the management is looking at you thinking: "eat it and get out." They want you to be happy here... really. Take your time. Enjoy yourself.

Fresh pressed juices, delicious breakfasts and lunches and now a Thursday, Friday and Saturday happy hour with bar tapas and craft cocktails! What more could you want?

**Oakland Coffee and Juice Bar**  
**201 E. Oakland Park Boulevard**  
**Oakland Park 754.312.2990**

I told **Marlene** that I've just about *had it* with the heat. I'm off to **Cape Cod** for summer. My one regret: I'll miss **ISLAND** magazine.

**Brigitte** was being *all dramatic* over missing out on ISLAND. Relax, I told her ISLAND is shipped to **Provincetown** and can be found at 10 dedicated locations... **all summer long**, and free of charge! **Sophia** says so, and she's never wrong.

**You've got that right.** I'm *great friends* with the art director and she said not only do they distribute to that charming town on the tip of **Cape Cod**, they deliver door-to-door in New York's **Fire Island Pines!** We won't miss a thing all summer long!

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# Permanent Markers

**Mark Mennin's monumental work lands at the Boca Raton Museum of Art.**

**text** Hilary Lewis

**MARK MENNIN IS UNAFRAID OF** personally entering quarries or employing chainsaws in order to select and cut into, quite literally, tons of stone. For nearly four decades, this Princeton-educated artist has tackled the most essential of materials, especially granite and marble, to craft exquisite works of varying scales. In February, three of his beautifully executed “chairs,” sculptures in granite that indeed can be used as seating, were unveiled within the courtyard of the Boca Raton Museum of Art. Place yourself in these and you are transported to ancient thrones worthy of Stonehenge.

Although contemporary, his art does feel as though it has been with us for the ages. His sculptures, which have graced institutions like Stanford University and Greenwich's Bruce Museum, are also coveted by private collectors. Irvin Lippman, Director of the Boca Raton Museum of Art knew when he saw Mennin's work that these studies in materiality were just right for the museum's courtyard. He sought out Mennin to acquire three weighty beauties, which will now permanently give visitors bold ways to rest at the museum's entrance.

Connecticut-based Mennin currently teaches at the New York Academy of Art, a school renowned for its dedication to figurative art. While he certainly can design figures, he has doggedly explored how form can reflect the shape of the human body in its absence. These chairs therefore attract viewers to situate themselves, visually and physically in his works. They are surprisingly comfortable despite their dense materials; the sensitivity by which these are designed results in juxtaposed smooth and rough surfaces combined with flowing form. Celebrating both man and mineral, these works transcend any vagaries of fashion.



**Mark Mennin and his Boca Core Displacement series (1-3), next to a mural by Vickie Pierre.**



**The chairs range from 2-4 tons and are made of Green Mountain granite, Chelmsford grey granite and Lake Placid blue granite.**

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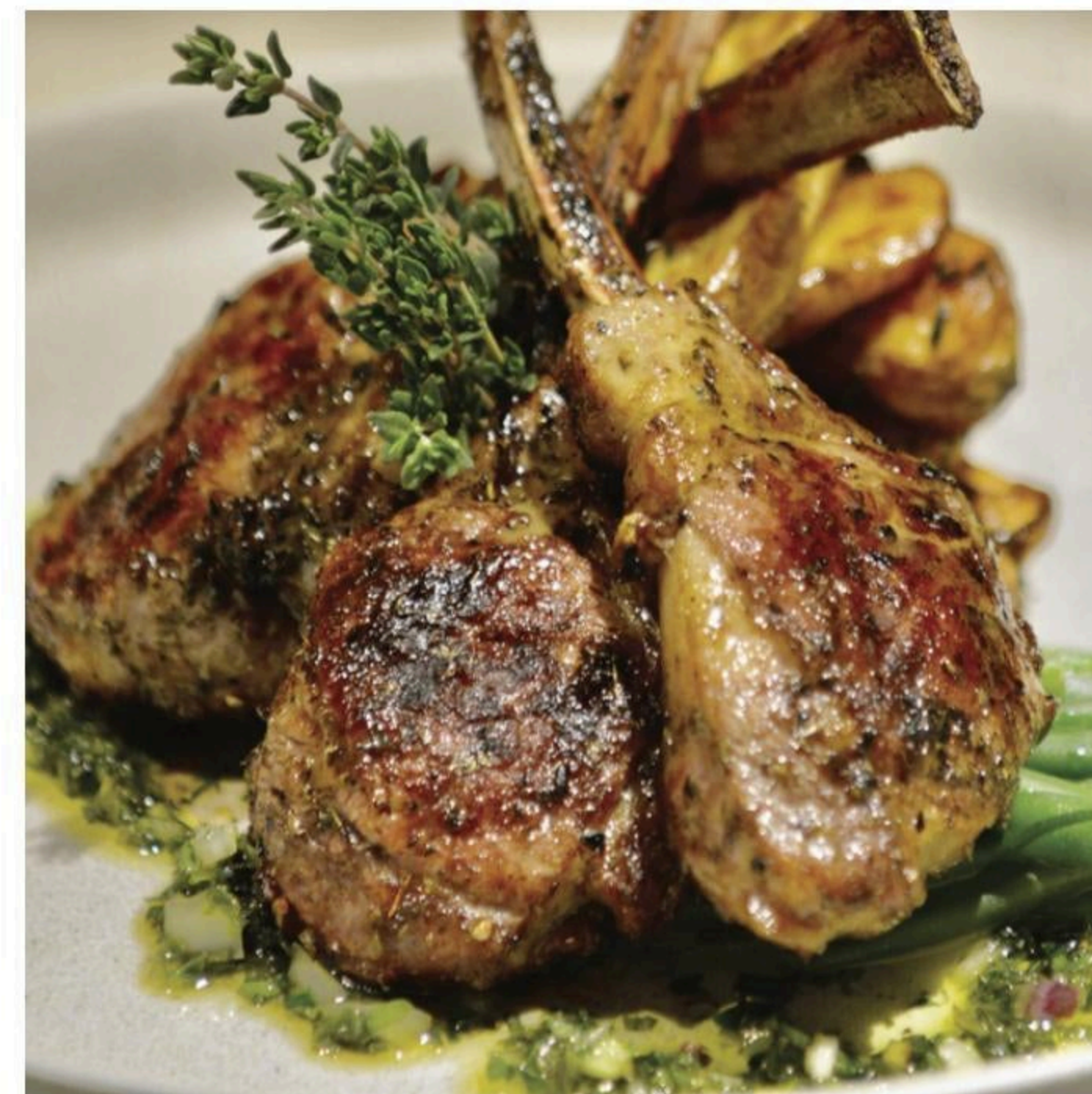
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## EXTRA EXTRA! READ ALL ABOUT IT! KITCHENETTA RETURNS!

**text** Sybil Robert

WITH OVER 18 YEARS under his belt in the South Florida restaurant scene, Brooklyn-born Vincent Foti has a simple, straightforward philosophy: “It’s all in the people we hire and train. I tell my kitchen staff, “If you would not feed it to your own mother, do not feed it to our guests.” We’re a big family who share the same passion: We give the guest our very best every time, period.” Needless to say, Foti and his team are not easily knocked down. After taking a multi-month break at **Kitchenetta**, they’re back and bustling once again. We love this place as it consistently dishes up monstrous portions of soul-warming Italian cuisine in an atmosphere that is nothing less than celebratory.

One thing that goes with that celebration (and with a big plate of their Rigatoni Bolognese De Medici) is a glass of wine from their extensive list of offerings. One we love: the Elkhorn Ridge 777 Pinot Noir from Oregon. According to Kitchenetta’s notes, “The “777” is a joyful mouthful of lovely Pinot Noir, which is further distinguished with an extra long finish, a slight touch of chocolate and excellent balance throughout.” While that all sounds good, we just love its light body, its warmth and the fact that it comes from the Willamette Valley, the heart of Oregon’s prime, grape growing region. But no matter which wine

**Kitchenetta** you choose to pair with dinner  
**2850 N. Federal** at Kitchenetta, the dishes that  
**Fort Lauderdale** emerge from their kitchen will  
**954.567.3333** always be the main event.



**Elkhorn Ridge 777 Pinot Noir**



**Rigatoni Sughetto Domenica**



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I'll have to admit, when we heard Dune, the oceanfront restaurant at Auberge was changing hands in Lauderdale Beach, we were anxious. After all, the restaurant that had taken the town by storm, pre-pandemic, was a giant step forward. It was two steps ahead of any other establishment in town at the time, and South Florida's Epicureans raved. When it closed, tears were shed and candles were lit.

But wait, like a Phoenix rising from the ashes, Dune has been reborn as Dune By LT, the LT standing for Laurent Tourondel, its acclaimed chef. Chef Tourondel, born in Auvergne, France, arrived in Fort Lauderdale with a culinary pedigree, having opened 16 restaurants across the United States and Great Britain, from BLT Fish in New York to Café Royal in London. Prior to that, Chef Tourondel worked at Ledoyen, Paris as well as Potel & Chabot, Moscow and Troisgros in Roanne, France. With the opening of Dune by LT, Tourondel has raised the bar once again with bistro-style fare served up in an outstanding setting with a sophisticated, night-on-the-town vibe.

# Dune

The reviews are in on

text Sybil Robert

On a recent visit, we were taken first by the décor of the establishment. Its entrance hall is lined by white canvas palm trees, its walls finished with a raffia covering. Designed by New York-based Alfredo Paredes Studio, its high-ceilinged interior takes inspiration from its seaside setting with warm whites, cerulean blues and lighting so well planned it makes everyone look like a star. But let's get to the main event, shall we?

We started by sharing two appetizers, which included a seafood salad that was perfect in every way, from portion size to plating. With shrimp, lobster, calamari and endives, it was drizzled with just enough blood orange vinaigrette. The standout for us though was the crispy Parmesan soufflé. Made with prosciutto and served with mustard greens drizzled with truffle vinaigrette, its tastiness was mirrored by its beauty. For our main courses we opted for the seafood ravioli and the grilled Australian lamb chops. The pasta was served in a low, shallow bowl where a savory sauce covered scallops and shrimp mingled with mascarpone-filled ravioli, its entirety sprinkled with seasonings. Truly comfort food at its very best.

The lamb was remarkable and perfectly prepared. Plated with haricots verts and four little polenta cakes topped with a tomato concasse, the three chops were absolutely tender and delicious. I added to this a glass —OK, two glasses —of Roco Pinot Noir from Oregon, and all the problems of the world disappeared as I was taken by the overall experience.

To finish it all off, we shared a milk chocolate and peanut butter croquant and a Key lime meringue cheesecake. The cheesecake had a fabulous thin but crunchy crust with a layer of tart lemon over the cheesecake. This was topped by tiny meringue decorations that had been toasted brown. The croquant was a crispy, crunchy pastry, covered in chocolate with a tiny gold leaf flourish. Served with a scoop of their house-made banana gelato, it was the perfect ending to what was a perfect evening. To say we were impressed is putting it mildly.

**Dune by Laurent Tourondel**  
**2200 N. Ocean Boulevard**  
**Fort Lauderdale, FL 33305**  
**www.dunebylt.com**



**Crispy parmesan soufflé starter with mustard greens in a truffle vinaigrette.**



**Dune's covered, oceanfront seating.**



**Dune's special take on Key lime pie.**



**Grilled Australian lamb chops with polenta cakes.**



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Rustic fare, hip vibe at Kitchenetta

*NEW TIMES:*  
Kitchenetta is Uncle Nunzio's drop dead gorgeous daughter, Bianca who ran away to L.A. and became a movie star.

*OCEAN DRIVE:*  
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*Carlos Suarez, Creative Director*

*Il Giornale - Italo Americano:* (\*\*\*\*)  
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*Miami Herald:* (\*\*\*/2)  
Shhh! Keep Kitchenetta's charms to yourself.

*Genre:*  
It's like my Italian grandmother is back there working in the kitchen.

**411**  
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Many of the older homes in Dolphin Isles have stood the test of time. Designed as single story homes with open floor plans, they're perfect for the way people live today.



# Dolphin Isles

With its mix of mid-century homes, condominiums and grand, new residences, this quiet neighborhood hugs the east side of the Intracoastal.

**text** Maria Sanchez **photo** Robin Hill

THE NEIGHBORHOOD OF DOLPHIN ISLES IS TUCKED west of North Ocean Boulevard and stretches south from Oakland Park Boulevard to the edge of Birch State Park. Visions of old Florida still exist here with sweet, one-story homes lining wide canals named Cero Bay, Lake Crevalle, Snook Bay and so forth. Mixed with single-story residences from its initial buildout in the late 1950s and early 1960s, its waterfront streets are interspersed with sprawling homes from the boom period that lasted from 2000 and 2007. These larger homes usually have between

**INTRACOASTAL SETTING... VARIED HOUSING STOCK... PROXIMITY TO THE BEACH... GREAT, LOCAL DINING... DOLPHIN ISLES CONTINUES TO BE A SOUGHT-AFTER LOCATION.**

3,500 and 7,000 square feet as opposed to the 2,300 square foot average of the older homes. In the last few years, an enormous influx of cash has raised prices and created a wave of new construction. Even with the economic pressure to demolish and build huge, many of the original homes have been completely renovated and are in pristine condition. In terms of landscape, the look in Dolphin Isles is manicured but never fussy. There are still quite a number of mature mango

## On The Market in Dolphin Isles



Address: **3100 NE 28th Street #305**  
 Description: **1 bed, 1 bath, pool, waterfront**  
 Size: **1,000 Square Feet**  
 Asking Price: **\$400,000**  
 Listing Agent: **Theeranee Schmidt**  
 Company: **Keyes Fort Lauderdale**  
 Contact: **518.210.5394**



Address: **3115 NE 25th Street**  
 Description: **5 bed, 5.5 bath, pool, waterfront**  
 Size: **6,393 Square Feet**  
 Asking Price: **\$5,500,000**  
 Listing Agent: **Rory Vanucchi**  
 Company: **Florida Luxurious Props.**  
 Contact: **954.667.7182**



Address: **2407 NE 33rd Avenue**  
 Description: **5 bed, 5 bath duplex pool**  
 Size: **3,010 Square Feet**  
 Asking Price: **\$1,750,000**  
 Listing Agent: **Dan Liu**  
 Company: **Highlight Realty Corp.**  
 Contact: **561.900.6121**

and avocado trees in the neighborhood and landscaping on private properties tends to be well looked after.

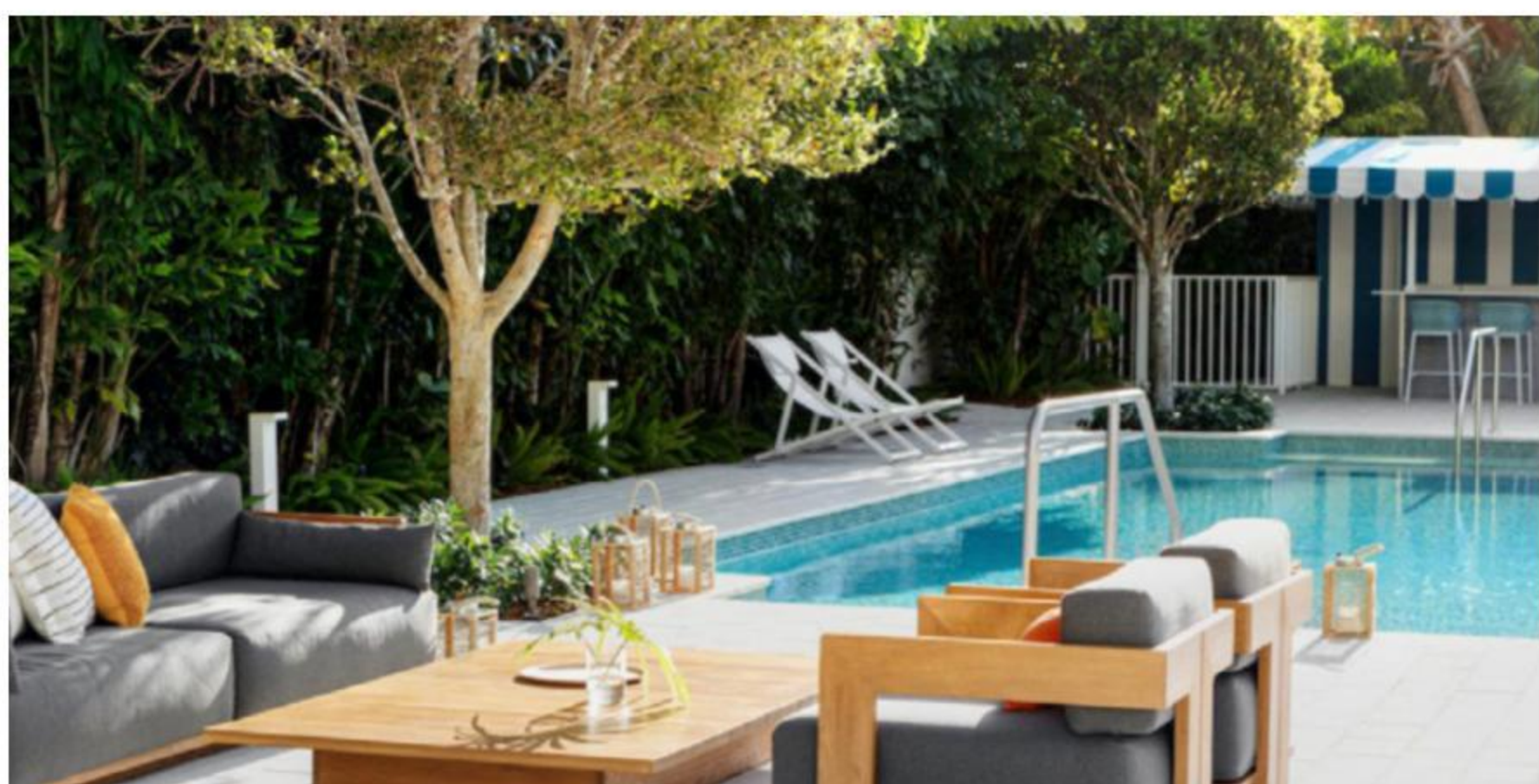
Dolphin Isles, with its limited entry points from North Ocean Boulevard and Oakland Park Boulevard tends to be quiet — the type of neighborhood where locals see their neighbors mornings or evenings for the requisite dog walk. The neighborhood was blessed with upgraded streetlights and decorative entry stanchions as well as the addition of a nearby pocket park on Northeast 33rd Avenue. Dolphin Isles best feature: its location. It's a 3-minute walk to the beach. Birch State Park, a 180-acre swath once the estate of Hugh Taylor Birch, is located on its south end. There's been talk for a decade about opening a manned gate for the public to access the park from the neighborhood, but currently the park is only accessible to neighborhood residents who purchase a yearly key pass for \$60. There are multiple points for beach access across North Ocean Boulevard, with Dolphin Isles residents tending to use stretches of beach from about Vista Park on the north to just past the Pelican Grand Beach Resort on the south.

While residents swear by this quiet little beachside neighborhood, they have grumbled for years that Dolphin Isles lacks its own walk-to supermarket. Alas, their grumbling has been answered as Publix

has broken ground for a 29,000 square foot market to be located on North Ocean Boulevard at NE 30th Street. Dolphin Isles is also close to great dining options, either a short walk or a longer one, depending on which end of the neighborhood you live in. On the south end, there's North Ocean Grill at the Pelican Grand, a great

**WITH BEACH ACCESS JUST ACROSS N. OCEAN BLVD, RESIDENTS OPT FOR STRETCHES OF BEACH FROM VISTA PARK ON THE NORTH TO THE PELICAN GRAND ON THE SOUTH.**

place for dinner on their oceanfront terrace. For a more laid back experience, the Sand Bar at the Sun Tower hotel has found favor with neighbors just wanting an order of conch fritters downed with a Corona. It too, offers beachfront seating. Fine dining is front and center at Dune, located on the ground floor of the oceanfront condominium known as Auberge. On the north end of the neighborhood, residents walk to the popular Greek restaurant, Thasos, for dinner or head across Oakland Park Boulevard for a dozen other options. With its Intracoastal setting, varied housing stock, access to Atlantic Ocean beaches and great options for truly local dining, it's no wonder Dolphin Isles remains a sought-after location.



**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.

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## Recently Sold in Dolphin Isles



Address: **3250 NE 28th Street #806**  
 Description: **2 bed, 1 bath, pool**  
 Size: **760 Square Feet**

Asking Price: **N.A.**  
 Sale Price: **\$225,000**  
 Listing Agent: **N.A.**  
 Company: **N.A.**



Address: **3104 NE 27th Street #203**  
 Description: **4 bed, 3 bath, pool, waterfront**  
 Size: **2,260 Square Feet**

Asking Price: **\$749,000**  
 Sale Price: **\$749,000**  
 Listing Agent: **Annerley Dal Bianco**  
 Company: **Coral Shores Realty**



Address: **3001 NE 19th Street**  
 Description: **5 bed, 5.5 bath, pool, waterfront**  
 Size: **5,515 Square Feet**

Asking Price: **\$5,495,000**  
 Sale Price: **\$5,100,000**  
 Listing Agent: **Rusty Hanna**  
 Company: **Premier Estate Properties**



**Game Changer**  
Interior of the residential lobby at Auberge,  
looking towards the Atlantic Ocean.



## Lauderdale Beach

THE SUCCESS OF AUBERGE AND A FRENZY OF NEW CONSTRUCTION MARK ITS REDISCOVERY.

**text** Sybil Robert

**LAUDERDALE BEACH IS A WEDGE-SHAPED NEIGHBORHOOD** that almost mirrors the Dolphin Isles neighborhood discussed in this issue on pages 65-67. Running from E. Oakland Park Boulevard on the north, it continues to the northern border of Birch State Park on the south, as does Dolphin Isles. But where Dolphin Isles begins at NE 33rd Avenue on the east, running to the Intracoastal Waterway on its west, Lauderdale Beach begins on NE 33rd, running east, across A1A (N. Ocean Blvd.) to the ocean.

Increasingly, there seem to be two worlds in Lauderdale Beach. The side west of A1A, comprised largely of multi-unit condominium buildings, still offers

**UNTIL JUST A FEW YEARS AGO, A MODEST SINGLE-FAMILY HOME ON THE WEST SIDE OF N. ATLANTIC BOULEVARD WOULD STILL HAVE BEEN IN THE SIX FIGURES. TODAY, THAT NUMBER IS OVER \$2 MILLION.**

some relative bargains. East of A1A however, values of single family homes, condominiums at Auberge, and co-ops at Sea Tower have skyrocketed. Until just a few years ago, a modest single-family home on the west side of N. Atlantic Boulevard would still have been in the six figures. Today, the bottom

## On The Market in Lauderdale Beach



Address: **2200 N. Ocean Blvd. #1102N**  
 Description: **2 bed, 2.5 bath, waterfront, pool**  
 Size: **2289 Square Feet**  
 Asking Price: **\$4,578,000**  
 Listing Agent: **Charles Falkanger**  
 Company: **Compass**  
 Contact: **561.702.0691**



Address: **2930 Center Avenue**  
 Description: **5 bed, 5 bath pool**  
 Size: **2,172 Square Feet**  
 Asking Price: **\$2,399,900**  
 Listing Agent: **Karl Hueck**  
 Company: **Compass**  
 Contact: **954.557.0411**



Address: **3030 N. Ocean Blvd. #N104**  
 Description: **3 bed, 5.5 bath pool**  
 Size: **2,663 Square Feet**  
 Asking Price: **\$1,450,000**  
 Listing Agent: **Daniel Texeira**  
 Company: **Douglas Elliman | Ritz-Carlton**  
 Contact: **954.394.4100**

number seems to be over \$2 million, even for a smaller home hovering around 1,600 square feet. For the 40 or so houses directly on the sand, all bets are off. Recently a new construction,

**MUCH LIKE MALIBU, MOST OF THE 1-STORY, BEACH HOUSES HAVE BEEN DEMOLISHED TO MAKE ROOM FOR 2- AND 3-STORY HOMES, MANY OCCUPYING TWO, EVEN THREE LOTS.**

oceanfront home with five bedrooms and six-and-a-half baths, offered at just under \$18 million, moved from the “for sale” column to the “under agreement” column. Also within the last few months, an oceanfront “teardown” sold for around \$6 million.

Like many waterfront neighborhoods, Lauderdale Beach had until recently been known for modest, single-story homes. Most of the 200 or so homes here had 3 or fewer bedrooms and less than 2,000 interior square feet, and were sited on 8,000-square foot lots. The rush to build larger homes for the luxury market took the neighborhood by storm in recent years, and has only

ramped up as of late. Much like Malibu before it, almost all of the 1-story, oceanfront homes have been demolished to make room for 2- and 3-story homes, many occupying two, even three lots.

This trend has transformed North Atlantic Avenue and has attracted developers and well-heeled buyers interested in luxurious, oceanfront homes. Much of the rise in prices here can be assumed to have come from this boom in new construction, one that included not only single-family homes, but the two-towered, ultra-luxury Auberge condominium on the neighborhood’s south end. The new construction frenzy has brought with it a design-savvy aesthetic characterized by a more modern architectural style with clean lines, floor-to-ceiling glass and all the high-end amenities luxury buyers are after. Most of these homes now fold the inevitability of sea level rise into their design, with major rooms one floor up from ground level.

Eminently walkable, you’ll find locals strolling with their pups far outnumber vehicles on the quiet streets east of A1A, making this a treasured oceanfront spot by its lucky inhabitants.

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## Recently Sold in Lauderdale Beach



Address: **2841 N. Ocean Blvd. #1806**  
Description: **2 bed, 2 bath, pool, water view**  
Size: **1,100 Square Feet**

Asking Price: **\$475,000**  
Sale Price: **\$420,000**  
Listing Agent: **Cliff Steffen**  
Company: **Keller Williams**



Address: **3000 N. Atlantic Blvd.**  
Description: **3 bed, 5.5 bath, pool, waterfront**  
Size: **4,350 Square Feet**

Asking Price: **\$6,795,000**  
Sale Price: **\$6,400,000**  
Listing Agent: **Julie Jones-Bernard**  
Company: **Florida Luxurious Properties**



Address: **Auberge S1506**  
Description: **3 bed, 3+ bath, pool, oceanfront**  
Size: **2,661 Square Feet**

Asking Price: **\$3,500,000**  
Sale Price: **\$3,450,000**  
Listing Agent: **Nick Klein**  
Company: **Waterfront Properties**



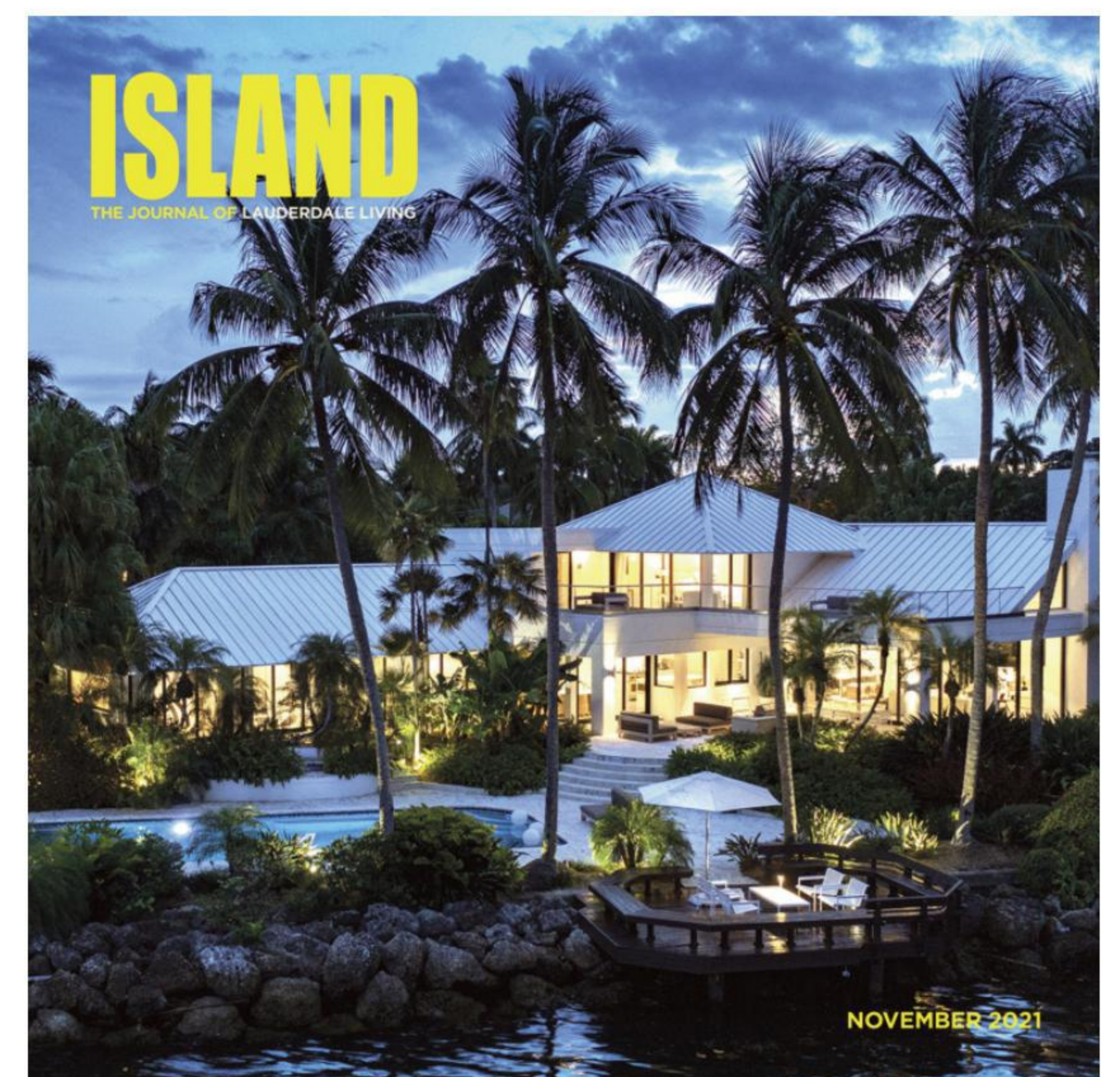
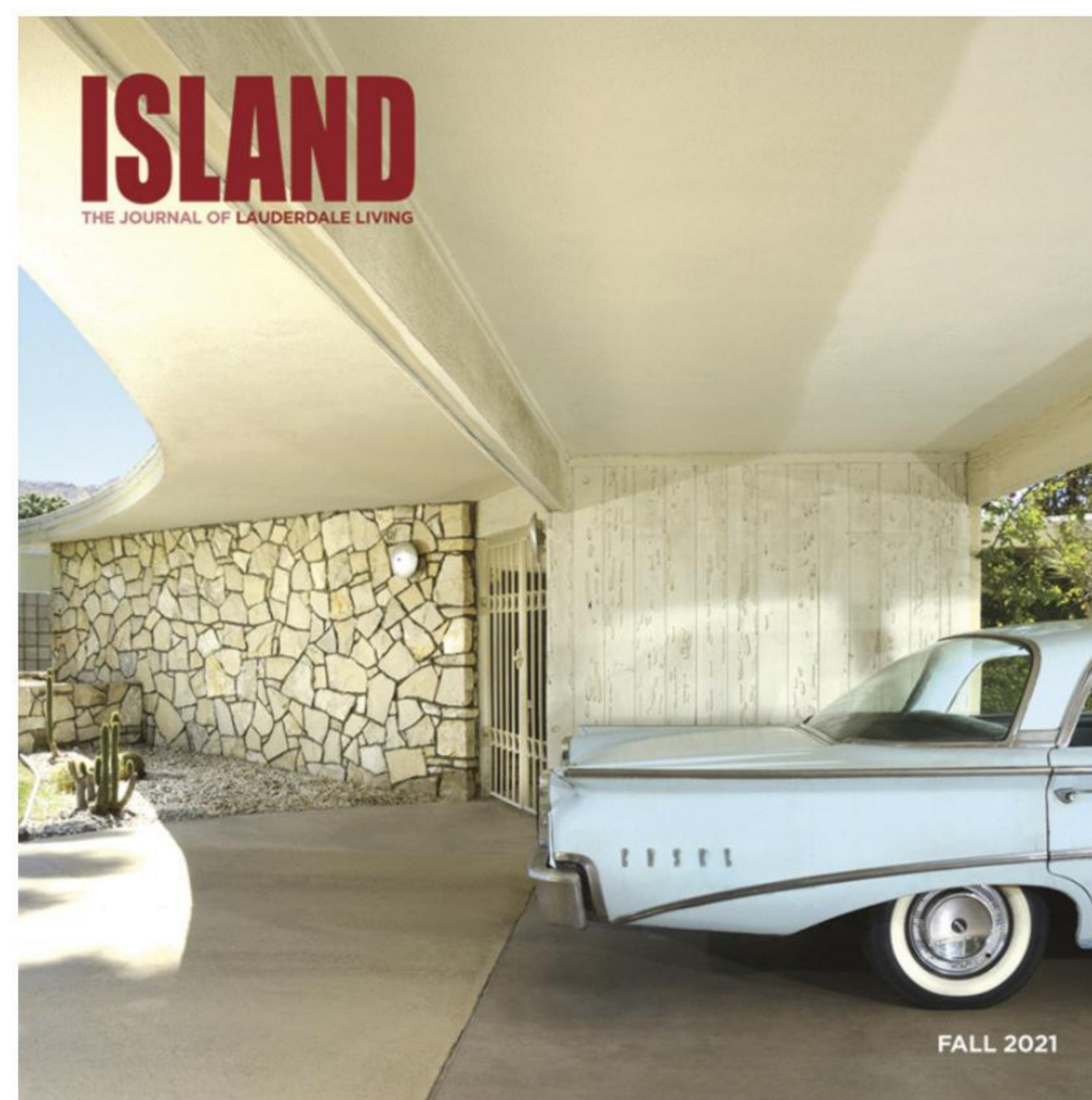
## *"But Ricky... Why can't I be in the show?"*

The post-war years in Fort Lauderdale ushered in a new age of supper clubs and dance establishments, promising evenings of Lobster Thermador and big band music. Entrepreneur Fred Franke did not want to be left out. He hired architect M. Tony Sherman to design a Latin-themed, open-air establishment called The Reef at 2700 South Andrews Avenue in the late 50s. Sherman had designed the original Tropicana Hotel in Las Vegas and envisioned The Reef as a getaway, with bridges and coral-lined ponds and waterfalls. Walls behind banquette-style seating were painted with stylized banana palms. In keeping with this exotic theme on the interior of the building, Franke installed Bamboche, a mural by John DeGroot that had been inspired by a trip the artist had taken to Haiti years before.

The main event at The Reef: dancing under the stars on one of two round dance floors to the music of live bands. The supper club became a destination of choice for generations of visitors. No one seems to know what killed The Reef, but during the '70s, this cherished nightspot unceremoniously disappeared, transformed into a parking lot.



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*Just Sold*

*Point of Americas 1 - #2306*

Come to the beach! 3 beds/4 baths, 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! \$1,575,000



*Under Contract*

*Sky Harbor East - #4 G&H*

Enjoy panoramic views of the ocean, inlet and coastline from this rarely available ocean front 3 bedroom Luxury SW Corner combined apt w/ 2265 sq ft. lives like a home. \$1,275,000



*Just Sold*

*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



*Just Sold*

*Point of Americas 1 - #2212*

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



*Point of Americas 1 - #312*

Impressive direct oceanfront 2/2 residence boasts wrap-around balcony with spectacular views of the ocean, beach, lush grounds and cruise ships! This residence has been exceptionally remodeled with contemporary flare. Wonderful upgrades include Euro international cabinetry, Italian porcelain flooring, handmade wall coverings and high-end appliances. Located at exclusive Point of Americas 1, a full service resort style property featuring prime amenities. Fort Lauderdale living at its finest. \$1,495,000

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