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ISLAND

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12 FIRST IMPRESSION

Ready For its Close-Up

What happens when the Related Group, Arquitectonica and Rockwell Group team up to design and build an ocean-front beauty? The answer is Casamar.

HOME FURNISHINGS **25**

Natural Selections

2 years of hiding out has homeowners chomping at the bit to upgrade some — or *all* — of their home furnishings. *ISLAND* brings you some of our faves.





25 ARCHITECTURE + PLANNING

The Backyard | Flagler

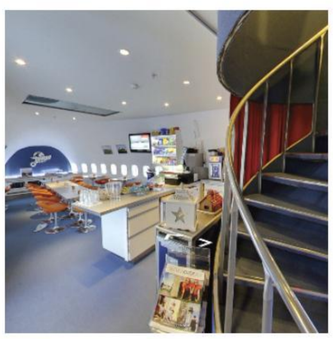
Leave it to Glavovic Studio to conceive, design and build the most exciting new addition to a burgeoning Flagler Village! Hilary Lewis takes a closer look.

ISLAND **41**

Washington, D.C.

ISLAND magazine's travel guru, Ed Salvato, takes us (non-stop) to our nation's capitol, underscoring what to see, where to stay and what to eat!





55 ISLAND

Hostel Takeover

When Norse Atlantic begins non-stop service to Scandinavia this summer, travellers might need a layover hotel. How bout staying in a converted 747?

On the cover: Casamar, Pompano Beach (see pg.12)
On this page: Waterskiing in Florida, circa 1960. (Florida State Archives)

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FROM THE EDITOR

GOING, GOING, GONE?

The articles I write often wax on about Mid-Century Modern architecture and design and its place in South Florida. Yes, it makes for good pictures, it's often bold and graphic and even colorful. But is that it? Is Florida's Mid-Century Modern – sometimes referred to as MiMo or Miami Modern – just a pretty face? Why make such a fuss over buildings like Fort Lauderdale's Sea Tower or Bayview Building? Why? *Because they matter.*



Ripe for adaptive re-use.
The Bayview Building, west wing. Built in 1958, it was fused in 1960 to a taller building sheathed in a see-through mesh brick with a folded plate design.

There is a parallel between South Florida's history and that of Southern California. In Southern California, like South Florida, there was a fair amount of Spanish Revival architecture built in the 1920s and 30s, and while this style played into the fantasies of California and Florida both as the 'New Mediterranean', it was not an architecture that represented 20th century California or Florida. In a way it was simply forgery... We had not made a Florida vernacular... yet.

Just as Frank Lloyd Wright and the many architects who formed a unique, modern, Midwestern architecture in Chicago and beyond, one that celebrated the horizontality of the prairie and a connection to the land, South Florida became the epicenter for the creation of a Tropical Modern style. Tropical Modernism was the product of a group of impressive architects like Bill Bigoney, Igor Polevitzky, Charles McKirahan, Marion Manley, Bill Crawford, Paul Rudolph and perhaps two dozen others who stretched, bent and molded the language of International Style Modernism into a form that responded to our sub-tropical environment. Whether you call it Mid-Century Modern, MiMo or Tropical Modern, it became the dialect of the biggest building boom South Florida had seen until recently, and in doing so branded itself as the signature architecture of South Florida in the 1950s and 60s.

Florida's Mid-Century Modern architecture, has earned its place within America's rich architectural history. In a world where change seems to be the only constant, it's important to give its *best* examples their due recognition through restoration, as well as by promoting lucrative, adaptations and additions which add to the original in a thoughtful manner. In our opinion, The Bayview Building, now scheduled for demolition, very much deserved that consideration.

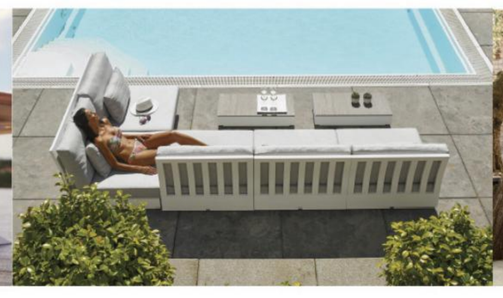
John T. O'Connor
Editor-in-Chief

Photo Gene Hyde Collection, History Fort Lauderdale

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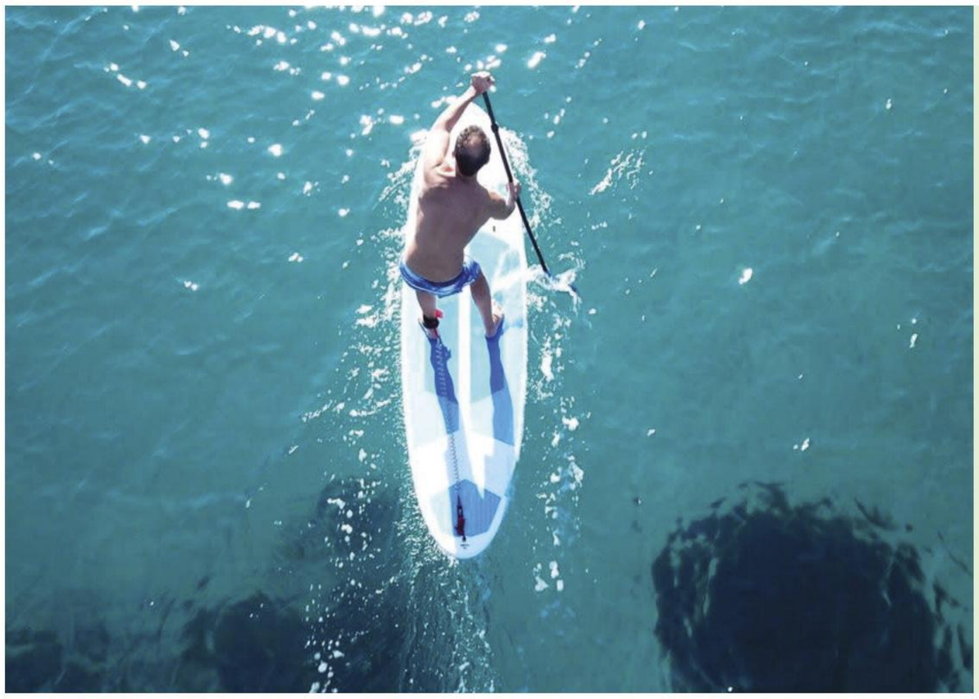





OUTDOOR LOUNGERS - MODULAR SEATING - DINING TABLES - DINING CHAIRS - UMBRELLAS - ACCESSORIES - TOPIARY ART

Fort Lauderdale Store 2756 N Dixie Highway - Wilton Manors, Florida

BELAMO | EUROPEAN DESIGN PATIO FURNITURE



Lauderdale Paddleboards Run by Fort Lauderdale natives, this outfit gets rave reviews all around. Positioned right where Las Olas meets A1A, Lauderdale Paddleboard is perfectly located, and its guides own the company, so they want to to be informed and happy! Rent a paddleboard today to see the beauty of the Fort Lauderdale Intracoastal Waterway. Enjoy the sights on a guided tour or rent a board to go out on your own and make your own adventure. Located in the heart of Fort Lauderdale, right in the midst of the famous Millionaire's Row section of the Intracoastal and only minutes from the Ft Lauderdale Sandbar.

Lauderdale Paddleboards 301 Seabreeze Blvd.
954.562.2770

Boys 'n bikinis... girls 'n surfboards... everybody's rockin'... everybody's fruggin'... FlockFest, a non-profit fundraising group, and Pride Fort Lauderdale are proud to present SPLASH, an LGBTQ+ pool party and T-Dance featuring Dj Zehno and held on the breathtaking rooftop pool deck at the Kimpton Goodland Hotel, 2900 Riomar St, Fort Lauderdale. Proceeds go to the Renand Foundation for sustainable communities, United Dog Rescue, and Julian's Fountain of Youth, which provides opportunities for LGBTQ+ youth to reach their full potential through experiential learning.

SPLASH will be held Sunday, May 22nd from 12pm to 5pm, tickets are$15 ($25 at the door if available.) $80 VIP tickets are also available.

For info and tickets go to flockfestevents.org





Flamingo Gardens is a whole lot more than just flamingos. Spend the day in this 60-acre, not-for-profit botanical garden and wildlife sanctuary featuring thousands of rare, exotic and native plants, some of Florida's largest and oldest trees, and over 90 species of Florida native animals. Visit alligators, eagles, otters, panthers, bobcats, a black bear and of course, flamingos. Step back in time at the historic 1930s Wray Home Museum. Open 9:30am-5pm seven days a week.

Flamingo Gardens 3750 S. Flamingo Rd, Davie
flamingogardens.org



A Night at The Museum The historic and whimsical 35-acre subtropical estate, located on Fort Lauderdale's barrier island, is offering a once in a lifetime opportunity. As part of the Re-Vitalize Campaign, and for a donation of $5,000, visitors can enjoy the elegant entertaining tradition of the Bonnet House estate, just as its iconic former owners, Frederic and Evelyn Bartlett did.This experience for eight includes a specially curated tour, pre-dinner cocktails, and dinner on the veranda or in the moon-lit courtyard. Menu options may be exquisitely personalized and could include dishes like a scrumptious lobster first course, steak, and a full open bar.

Help preserve this jewel and have a grand, private dinner party for eight!
Contact Darla Stanton at 954.653.1557 or visit bonnethouse.org

G & B Oyster Bar, just off A1A by the Swimming Hall of Fame is kissing cousins with Coconuts, the born-again eatery on the Intracoastal known for their absolutely mouth-watering blue crab "Scoobies," now available at G&B Oyster Bar as well. G & B plays the dressed down but nevertheless more sophisticated cousin to its neighbor's homey, Florida Keys vibe. Where Coconuts is more shrimp platters with fries and coleslaw, G & B is a crabcake entree served with creole mustard sauce. Now celebrating their 10th year, G&B has worked its way into the hearts and stomachs of many a Floridian, not to mention countless out-of-towners who make this their first stop!

G&B Oyster Bar 429 Seabreeze Blvd., Ft. Lauderdale
954.525.2421





The Wharf is throwing its Full Moon party on Saturday, April 16. After 6PM, the riverfront venue is strictly 23+ for out of state IDs and 21+ for Florida residents. As the sun goes down, expect entertainments like fire performers and fortune tellers, all outdoors at The Wharf's waterside location. Plenty of room to roam here, but the best part is the food. Enjoy cocktails and delicious dishes from Even Keel, Lunchroom, The Piefather, Cookies & Cream, Los Altos Taqueria & Mrs. Balloo. The Full Moon event will remain open until 3AM. For table reservation requests call 954.372.7606

The Wharf 20 W Las Olas Blvd. Fort Lauderdale



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POMPANO BEACH CONTINUES ITS ADVANCE INTO A NEW ERA WITH

CASAMAR

POMPANO BEACH IS ON A ROLL. Often when you hear a city's Community Redevelopment Agency go on and on about "vision," it's often just fantasy that ends up going nowhere fast. For the past decade, the exact opposite has been true in Pompano Beach. This city of 111,000 residents has been on a tear, especially in their coveted, L-shaped "East" district, which spreads out North and South from E. Atlantic Boulevard, doing the same on the barrier island along the shores **of the Atlantic.**





Wraparound, glass-railed terraces and stunning ocean views from every unit are two of the calling cards of Casamar.

Don’t believe us? Venture down North Pompano Beach Boulevard where a combination of public and private investments have meant a revitalized park system as well as the opening of the new, 900 foot long Fisher Family Pier, built in the shape of a Pompano fish. Nearby, as the

Arquitectonica has been producing bold, cutting edge design for over 40 years now... making a stir by truly redefining what Modern architecture wanted to be in South Florida.

city constructed a 663-space parking garage, wrapped in restaurant and retail. Around this popped up truly wonderful beachfront restaurants like Oceanic and Beach House as well as laid back venues like Lucky Fish and BurgerFi.

All of this has helped developers pull the trigger on the design and construction of Pompano Beach’s finest luxury condominiums. After the success of the Related Group’s Solemar, and Oak Capital’s dive into the market with its Ritz-Carlton Residences, Related is making another bold move, teaming up with the award-winning global architecture firm of Arquitectonica to create Casamar just up the beach.

Arquitectonica has been producing bold, cutting edge design for over 40 years now... making a stir by truly redefining what Modern architecture wanted to be in South Florida. Buildings like their Atlantic Condominium in Miami, (featured prominently in the opening credits of

TV series *Miami Vice*) punched through in the center with a brilliant red circular staircase, quite literally changed architecture forever.

At Casamar, a 21-story beauty set on close to 300 linear feet of Atlantic coastline, the design team has created another work with a façade articulated by strong vertical elements that spread out like the wings of a seagull at the penthouse level. Almost entirely wrapped in glass, the building is surrounded by deep, undulating terraces, offering residents the indoor/outdoor experience for

This erasure of the line between indoor and out, as well as with the design team's unerring eye for restraint, dovetails perfectly with the interior design work of The Rockwell Group.

which a good percentage of us moved to Florida.

This erasure of the line between indoor and out, as well as with the design team's unerring eye for restraint, dovetails perfectly with the interior design work of The Rockwell Group. Both architecture and iterior design of public spaces play off each other at Casamar, with gently curved spaces on its interior mirroring tose on its exterior. The design of the building's lobby, reception area, lounge and game room all have a vibe that, while completely contemporary, seems to suggest the elegance of the SS Normandie, or the streamlined interiors of MGM's Cedric Gibbons from the 1930s.





Many of Casamar's public spaces evoke the feel of an elegant oceanliner from the 1930s.



As far as the condominium residences, which range from about 1,080 to 3,900 square feet, expect high ceilings and true, floor-to-ceiling impact glass windows and doors framing the ocean views. Each of the 119 “flow-through” style residences will feature direct elevator access and deep, oversized terraces with continuous glass railings. Some of the units boast over 1,000 square feet of outdoor terrace space.

Each floor will offer six different residences, and the floorplates have been configured so that every residence will have direct oceanfront views and extersive terraces.

Each floor will offer six different residences, and the floorplates have been configured so that every residence will have direct oceanfront views. Residences are being marketed as turn-key, with kitchens designed with Italian cabinetry and fitted withSub-Zero and Wolf appliances as well as the added convenience of integrated espresso/cappuccino systems.

Primary bedroom suites will feature spa-like bathrooms with dual vanities, Hansgrohe fixtures. Each will have a deep soaking tub as well as a frameless glass-enclosed shower. All residences at Casamar will be per-wired with



Reminiscent of Arquitectonica's iconic Atlantis Condominium in Miami, a spiral staircase punctuates the lobby.

Smart Home technology, and there will be a customized, password-protected app allowing owners to manage things light lighting and air conditional while away. Beyond the 24-hour attended lobby and 24-hour valet parking, Casamar promises personalized concierge services, as well as coffee and light bites served each morning. Residents are invited to entertain in style, using the two, full catering kitchens.

Extensive amenities spaces for residents include a promenade lounge overlooking the Atlantic, a state of the art fitness center with dual saunas. Casamar will have a Pickelball court, a pet washing station, a virtaul reality golf simulator room and of course, the requisite sunrise and sunset swimming pools, looking over the Atlantic and the Intracoastal, respectively.

Casamar's biggest asset though, still has to be the peace and serenity offered by the never-ending views of the Atlantic and a long stretch of uncrowded, Florida beach. It doesn't get any better than this, does it?

Casamar's biggest asset though, still has to be the peace and serenity offered by the never-ending views of the Atlantic and a long stretch of uncrowded, Florida beach.



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

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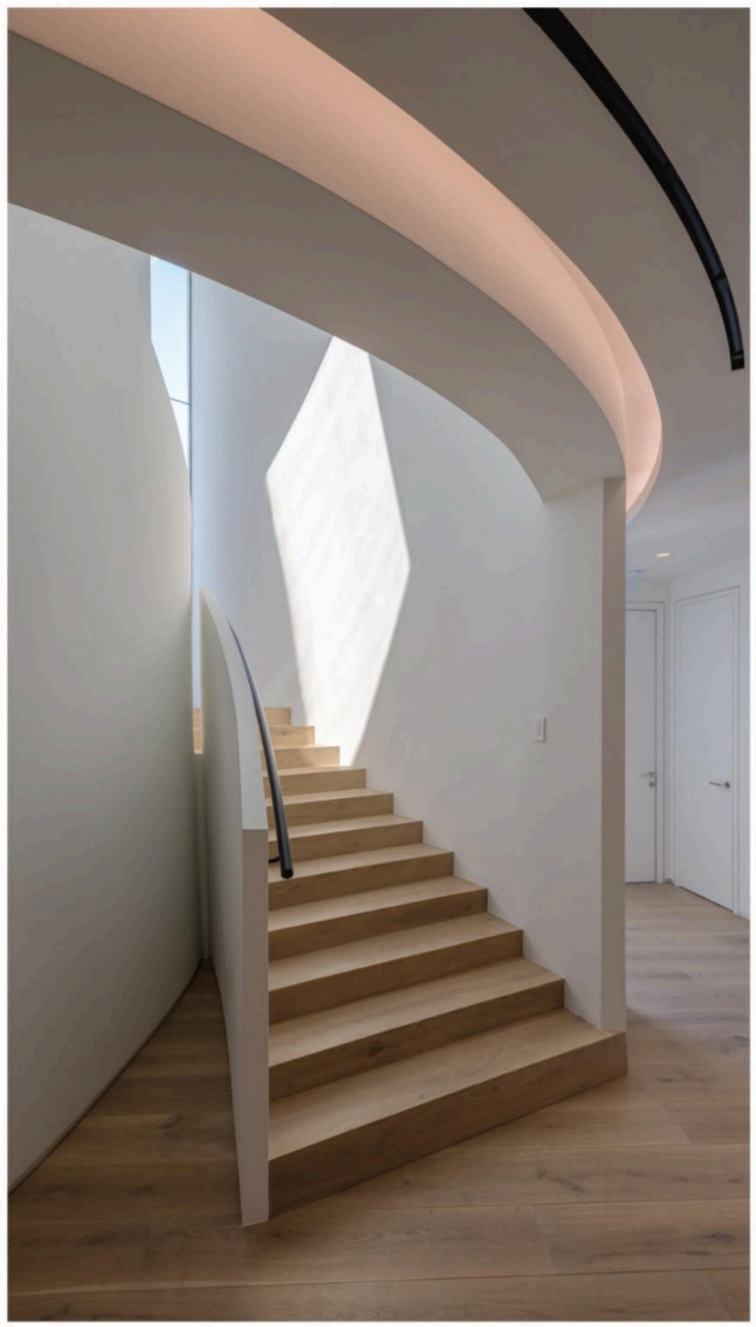
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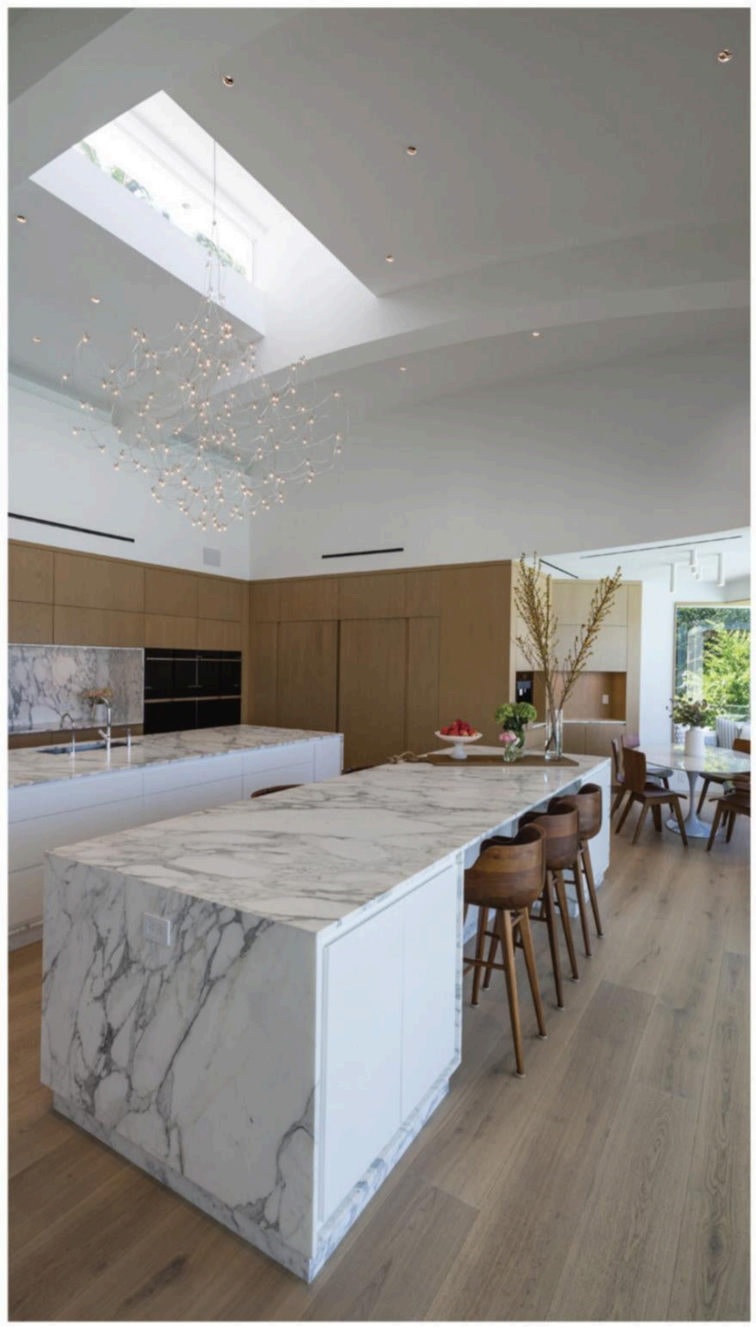












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Natural Selections

There is a pent up energy in the world of home furnishings. With the last two years lost to lockdowns, closures and supply chain disasters, designers and fabricators could do nothing but watch in horror from their drawing boards and factories. 2022, however brings an entirely different mood. People who spent almost nothing on travel and dining out are ready to spend again, and many of them, having been locked inside their four walls for 800 days are tired of seeing the same tired furnishings. The designers hear you, the manufacturers hear you and we do as well. On these 13 pages we might barely scratch the surface... but it should be enough to get your creative juices flowing! Take a look, and *reimagine* what your home *could* be.

text John T. O'Connor



Born in the 60s, Kafrtell's *Componibili Bio* have morphed from plastic to biopolymer made from raw materials derived from renewable sources. Available through Rarify.com











The way design professionals approach furnishing the Florida living room has changed drastically in the past 20 years. At the turn of the century, many homes had heavy, often overly ornate furnishings that attempted to fit giant, Mediterranean Revival houses with swirling staircases, a crystal chandelier everywhere you turned and a living room that was nothing if not formal.

With the embrace of open plan living and clean, minimalist detailing, our living spaces have taken a 180, moving decidedly toward the relaxed nature that life in South Florida engenders. Yes, rooms where we gather for cocktail parties can look dressy enough for the impromptu cocktail party, but today they must accommodate a lazy Sunday spent reading the New York Times and nursing an iced espresso. The 90s are over. Take a deep breath and slowly exhale, knowing your home no longer needs to resemble a castle.

Living Room | Great Room

Clockwise from top left: With its marble top and its seductive, bronzed base the *Mondrian* coffee table from Poliform is pure, minimalist elegance. Through Poliform in the Miami Design District. *Le Marais*, is a timeless choice, working in a new high-rise or a mid-century ranch. The sofa, as shown in Hope Grey, is 111" long, but it is available for quick ship in 89.5" in length as well. Through Calligaris, Fort Lauderdale. The design for *Lido* was inspired by the 1950s, and whipped up by the Italian-Danish duo, GamFratesi for Minotti. Light on its feet, the Lido is available through Minotti in the Miami Design District. From newly opened Bo Concept, the *Amsterdam* understands implicitly that a sofa can also be for napping. Through Bo Concept on N. Federal Highway, Fort Lauderdale. Good design is good design and the *Fenton*, a beauty in black leather... is truly form following function. At Pottery Barn, Fort Lauderdale.

What we said about the living rooms in our homes can be applied to dining room and kitchen spaces as well. Because for many, if not most of us, the two spaces, once kept separated, have merged. Cooking, whether for family or friends is not seen as something to be hidden away in some hot, 19th century scullery. More often, it's our best opportunity to connect with one another, whether that means kids helping crack eggs into the mixing bowl to make brownies or dinner guests having a glass of Prosecco watching their host whip up the perfect Carbonara.

So these spaces too, have merged. Dining room, meet kitchen... kitchen, meet dining room. Kitchens have become a bit dressier, often with expanded work-spaces that can accommodate the occasional helpers or onlookers. As this is South Florida, designers often use our sunny, breezy climate as a jumping off point to create spaces with an airy, open — not to mention easy to clean — vibe.

Dining Room | Kitchen

Clockwise from top left: Originally designed in 2000 by Lievore Altherr Molina, the Duna has been restyled as the *Duna 02 Eco*, which consists of an eco-sustainable shell made from 80% post-industrial recycled material. With classic modernist styling, its legs are similar to the laminated plywood legs introduced by Eero Saarinen for his line of chairs in 1951. Through HiveModern.com. The *Sophie* bar stool offers comfort for the new staple in Florida homes, the breakfast bar. Through Poliform, Miami Design District. Simple, yet meticulously detailed, the *Symphony* sideboard was designed by Emmanuel Gallina for Poliform. Shown here in oak and marble2, it's available through Poliform in the Miami Design District. The *Status* dining table was designed for Italian manufacturer Tonin Casa and features not only a sculptural base, but also a "live edge" following the grain of the wood. Through Bardi at 3520 N. Federal Hwy., Fort Lauderdale.

















If you are lucky enough to have a terrace, pool deck, or even small balcony, use it to its best advantage. For many of us, these are the spaces that kept us sane for the past two years! Go on, splurge a little if you are able. Make your outdoor spaces as inviting as those inside. When friends come to visit in February or March from say, New Hampshire... you can pretty much assume they've had enough of being inside. Swing open those doors, swim with them, lounge with them, sip an iced cold Aperol spritz with them. If I had a dollar for every visitor I've turned into a resident this way!

So, go ahead; go for the grill, charge the chaises, opt for the umbrellas. You won't regret it... nor will your guests.

Terrace | Pool Deck

Clockwise from top left: Pair of contemporary outdoor *Rope* Loungers with woven rope seats. Sold with a matching side table with frosted glass top. At Decades, 1500 NE 4th Avenue, Fort Lauderdale. From Scan Design, the *Muse* dining chair in warm gray powder-coated metal with silver, round rope weave and gray cushion. At Scan Design, Fort Lauderdale. *Deauville* loungers with white powder-coated frames and Textilene sling seat in mouse grey. Ten foot square *Sombra* umbrellas with weighted (200 pounds) bases. White powder-coated frame with a Spuncrylic canopy and built-in bluetooth speaker and USB rechargable LED light. Loungers and umbrellas both available at Belamo, 2756 N. Dixie Highway, Wilton Manors. The *Bizerte* chaise lounge, designed by Brett Beldock, has a matte black aluminum frame and a mahogany platform that hold warm white cushions with chic, black and while striped piping. Through CB2.com

Transforming how you feel about your home can sometimes be as easy as changing up a few surfaces. Of course you could go — if you'll pardon the expression — 'whole hog' and change everything, but sometimes all it takes is a new backsplash in a kitchen, a new surface for the headboard wall in your bedroom or simply a new paint job to freshen your living spaces. One covering that gets short shrift in South Florida is wall covering. We get it. Patterned wallpapers can feel like they belong somewhere else, but natural fiber wall coverings like grass cloth or silk can bring just the right amount of texture and visual interest to a wall, and something about the irregular quality of the weave feels tropical without going overboard. The same can be said for tile, flooring materials and the occasional area rug... but let's avoid wall-to-wall, shall we?

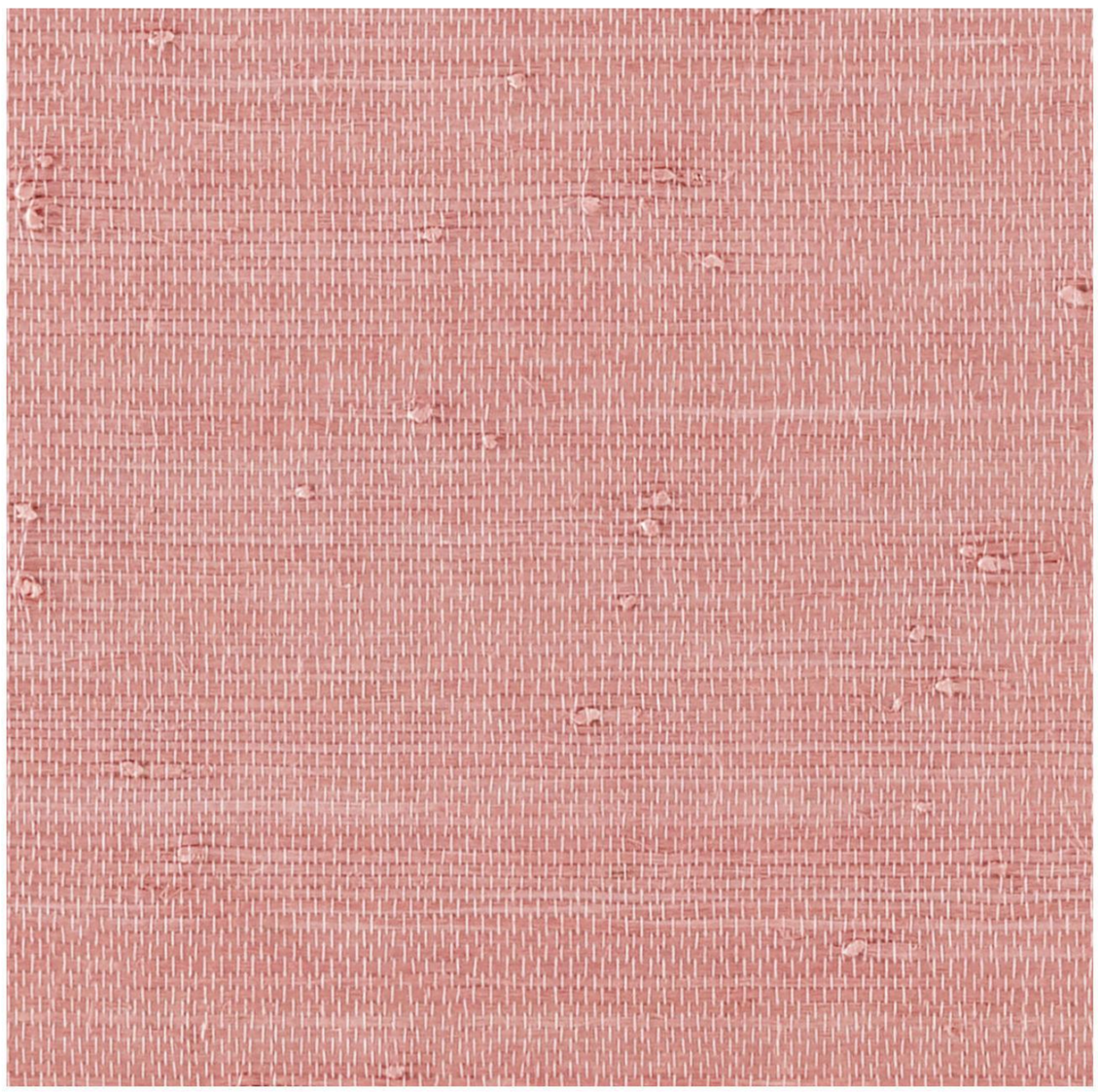
Coverings | Surfaces

Clockwise from top left: Believe it or not, getting just the right shade of white can be a major pain. One we love for Florida's sun-drenched interiors is *White Wisp* (OC54) from Benjamin Moore. Available at Miller paints, N. Federal Hwy., Fort Lauderdale. Add a little dramatic depth to a wall with Clad Tile & Stone's collection of *3-dimensional*, satin-finished glazed ceramic tiles. At CLAD Tile & Stone, 1106 NE 4th Avenue, Fort Lauderdale. The 100% wool *Form* area rug from BoConcept is reminiscent of ripples in the sand at low tide. At 5.5' X 8', it's the perfect, soft bedside rug. Through BoConcept, 2378 N. Federal Hwy., Fort Lauderdale. No matter how you lay these *wood-look* porcelain tiles, herringbone or brick style, their driftwood color and indestructible surface make them perfect for the Florida home. Through CLAD Tile & Stone, 1106 NE 4th Avenue, Fort Lauderdale.



















South Florida, like Southern California, is still a land chock full of ranch-style homes from the Mid-Century Modern era. While some have been "renovated" beyond all recognition, others still offer brilliant opportunities for those willing to roll up their sleeves and chuck what needs to be chucked then save and restore, wherever possible, fittings and finishes that bring out the best of South Florida's boom years, the 1950s and 60s. After all, there's nothing better than a spiffed up Mid-Century Modern home — one with gleaming terrazzo floors and breezy jalousie windows — to use as a backdrop for great vintage pieces and exacting reproductions. Of course there's no reason to go crazy, but even one piece or two, mixed judiciously with the best contemporary pieces can make a big difference.

Vintage | Classics

Clockwise from top left: Introduced in 1966 by Knoll, the *Warren Platner Armchair* has become an absolute classic. This vintage set of four is fabricated in nickel-plated steel and has its original Knoll upholstery. $9950 for a set of four, at Decades, Fort Lauderdale. There's something about Danish Modern that just seems to work in airy, open Florida interiors. This *Clause & Son* credenza is a vintage 1960s find from FlipAtik on N. Dixie Hwy., Wilton Manors. In the 1960s, Curtis Freiler and Jerry Fels became Curtis Jeré, creating wall sculptures that have since become icons of the mid-century. *Raindrops*, a Brutalist-style wall-hung sculpture dates from 1975 of patinated and chromed metal. Signed and dated, it's available through Space Modern, Fort Lauderdale. *The Eames Wire Chair*, by Charles and Ray Eames was introduced in 1951, and has become a mid-century classic. Still made by Herman Miller and available through Paradox, Fort Lauderdale.

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The Backyard



WE RECENTLY SPOKE *with Margi Nothard of Glavovic Studio about the exciting work she and her team are doing to bring a design-inspired, multi-faceted gathering place to Flagler Village, right beside the celebrated studio's new offices. Get ready to dine and imbibe in a stylish way that embraces Florida's indoor/outdoor living.*

ISLAND: *How did this idea develop?*

Margi Nothard: We have worked in Flagler Village, the cultural hub of Fort Lauderdale, for over 20 years. Watching the rapid growth of residential units coupled with the limited growth in restaurants and other retail, we have seen the result of only a few, mostly high-priced, venues. Our goal was to create a readily accessible, home away from home – a "backyard" for the community. So we focused on what makes this place special: the outdoor lifestyle. Here residents will come together and enjoy reasonably priced food, drink, and entertainment, all at the center of Flagler Village.

The concept is a series of linked spaces, where access (pedestrian and vehicular) and noise abatement are carefully considered to create a cool environment for all to visit and enjoy. Our design uses shipping containers and hosts multiple food offerings; we hope to draw folks from the tri-county area as well as locally. We are within walking distance from downtown and the Brightline train station.

> "...WE FOCUSED ON WHAT MAKES THIS PLACE SPECIAL: THE OUTDOOR LIFESTYLE. HERE RESIDENTS WILL COME TOGETHER AND ENJOY REASONABLY PRICED FOOD, DRINK... ALL AT THE CENTER OF FLAGLER VILLAGE."

How are you naming the complex?

It has two names. The main bar is within the "brick and mortar" building, distinct from the rest of the complex. We call it *AQUI.* We wanted a name associated with Florida that references the local nature of the venue. We started with the Florida (and Biscayne) Aquifer, so we considered "Aqua." We even thought about drawing and purifying from the

Aquifer/source right beneath us and using that water in our drinks and food — and may still do that. Of course, AQUI can reference "aquifer," but also means "here" in Spanish, so it seemed a natural name for the bar. The rest of the complex named itself: *THE BACKYARD*.

Tell us more about the design.

AQUI will be a neighborhood bar located on the main drag of NE 3rd Avenue, which has a lot of pedestrian traffic. Its design will attract through open and dramatic architecture. The adaptive reuse of the main building is an important marker between much larger scale development that is now the norm in the area and a new block of smaller retail venues nearby.

> "THE BACKYARD WAS INFLUENCED BY PLACES WE'D ENJOYED, SUCH AS BOXPARK IN LONDON, WHERE SHIPPING CONTAINERS DELIVER GROUND FLOOR RETAIL AND A 2ND LEVEL OF FOOD, DRINK AND ENTERTAINMENT..."

THE BACKYARD was influenced by places we'd enjoyed, such as Boxpark in London, where shipping containers deliver ground floor retail and a second level of food, drink and entertainment, and the Oxbow Market in Napa California, a fine indoor food hall and marketplace.

In keeping with the Florida theme, we've designed a native plant-intensive place with lots of green spaces for people to gather and relax. The inspiration is the "South Florida experience," with specific reference to the hammocks of the Everglades, through a series of indoor/outdoor spaces. AQUI is semi-enclosed and flanked by a Slash Pine courtyard on its west side; THE BACKYARD is also semi-enclosed and features a shaded landscaped courtyard.

We understand there's going to be a variety of food providers.





Fronting NE 3rd Avenue is AQUI café on the ground level, left, and Glavovic Studio on the upper level. The Backyard sits behind, set about 150 feet back from the street.



Birdseye view of Glavovic Studio and AQUI, left, THE BACKYARD, right, and associated parking.

There are seven different food offerings on the ground floor, and some special cocktail, beer and wine bars on the second level. To ensure a seamless customer experience and consistently high food and beverage quality, guests can order and pay from each unique food container, or simply on an app. There will be a variety of food offerings, including many plant-based, ranging from the very healthy to the downright, *"This can't be good for me"* category! The emphasis is on fresh, delicious, and reasonably priced options.

> "AQUI WILL OPEN THIS SUMMER. THE BACKYARD IS CURRENTLY IN PROCESS WITH THE DEVELOPMENT REVIEW COMMITTEE (DRC) OF FORT LAUDERDALE."

Will there be parking available for visitors?

There's parking on the west side of the site, valet parking on the north and a large, directly accessible PaybyPhone parking lot to our south with 54 parking spaces. Given our central location in Flagler Village, we have hundreds of condos and apartments in a less than 5-minute walk from us.

Is there a model for this type of outdoor dining environment that you are specifically referencing?

There are many shipping container venues in the U.S. and around the world, which seem to be doing well, especially since the COVID pandemic, as people seek outdoor venues. We are creating a place to bring your kids, dogs and friends.

What's the timeline? We can't wait!

AQUI will open this summer. THE BACKYARD is currently in process with the Development Review Committee (DRC) of Fort Lauderdale. Once approved and permitted, we expect to be completed within a year.

OB
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OB House
Fisherman's Cobb Salad



ISLAND INSPIRED

At the top of the Rio Barcelona, View Pointe is rising at the tip of Hendricks Isle.

With busy lives in Fort Lauderdale that force us to focus on the mundane (piles of emails, wrestling for restaurant reservations, driving to Miami without going insane) it's easy to forget the sedate, romantic visions that went into developing this town about 100 years ago. Nowhere was that vision more starry-eyed and perhaps quixotic than the vision of the Las Olas Isles. Yes, it was a start-stop-start endeavor due to little roadblocks like the Great Depression, but the plan of 25 little islands and peninsulas surrounded by canals with names like Sospiro, Aragon and Rio Barcelona thankfully lived on. Today, this grouping, which flanks East Las Olas Boulevard is some of the most sought after real estate around.

Gently nudging that romantic vision into the 21st century is View Pointe, a boutique development of only six condominiums that will be positioned where the wide Rio Barcelona meets the Rio Grande. When we saw the plans for this project, designed by Montevideo–based Bodega & Piedrafita Arquitectos, we were ecstatic. A curvaceous little five-story confection, View Pointe seems to understand implicitly what this location wants. Curved gently to the south and north to take in secondary water views, the design of View Pointe makes clear the main event, as it were, is its incredible, axial view down the Rio Barcelona to the east. Great rooms and primary bedroom suites all take advantage of this view with floor-to-ceiling glass looking east.









Renderings show wide expanses of glass doors sliding away to let the outside in, and each condominium, whether a 1,377 square foot, 2-bedroom, 2.5-bathroom unit, a 1,759 square foot 3-bedroom, 3-bath unit or a full floor, 3,383 square foot, 4-bedroom, 4.5-bath unit has a deep, wraparound terrace. Railings are glass, offering unobstructed views. Inside, units are to come complete with Smart Home technology for internet, lighting, and more, and kitchens are to be fitted with Sub-Zero and Wolf appliances. All this is nice, of course, but it has to be the building's overall design that excites us the most.

When seen from its waterside, the fluid structure takes on the characteristics of a monumental piece of minimalist sculpture. Instead of a massive concrete structure, the design of View Pointe looks almost like a pliable vitrine, as if its glass membrane walls could almost shift positions. By extending the floor plates uniformly to create outdoor spaces, Bodega & Piedrafita have accentuated its horizontality, which somehow feels just right for its position on the water.

According to Andy Ziffer of Compass who has been marketing the project, ground level amenities will include garage parking, pool, entertainment area and outdoor pool, View Pointe will also offer a boat slip of up to 60-foot for each unit, as well as a huge, rooftop terrace for entertaining with summer kitchen and Jacuzzi. So... when do we move in?

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Washington, D.C.

Capital Gains: Cultural and culinary investments re-energize D.C.



text Ed Salvato

Our nation's capital is bursting with sizzling post-Covid energy, compelling new or revamped events and spaces this spring. If you hurry, you may catch the final pink petals of the glorious Cherry Blossom Festival, nationalcherryblossomfestival.org rebooted after a two-year pandemic-induced hiatus. Also reopened: the Washington Monument, www.nps.gov/wamo/index.htm a stately landmark whose 500-foot-high platform once again reveals unparalleled views of the National Mall. (Note: reservations are required and accepted only within 24 hours of your visit.)

The stunning, world-class cultural institutions making up the Smithsonian Museums si.edu/museums — all free and open to the public — have also reopened, many with new offerings. The National Museum of African

Photo Suranga Weeratunga for 123rf

American History & Culture by architect David Adjaye, is one of the most popular. (Obtain same-day passes beginning at 8:15 AM online, but be prompt: They usually sell out within 30 minutes.) To celebrate the Smithsonian's 175th anniversary the Arts and Industries Building recently re-opened to visitors for the

Just a non-stop flight away via Southwest, American, JetBlue and United, Washinton, D.C. beckons like never before, boasting extraordinary new exhibitions, chic hotels and a melting pot of new restaurants.

first time in two decades and features an optimistically named new exhibit: *Futures that Inspire*. Of course visit the National Portrait Gallery, but don't miss an underappreciated gem, the Renwick Gallery, a relatively small space originally opened in 1874 as D.C.'s first art museum, it focuses on American craft and decorative arts from the 19th to the 21st century. Finally, on April 1 the Hirshhorn Museum opened the Infinity Mirror Rooms by groundbreaking artist Yayoi Kusama, requiring timed passes. For more suggestions, visit Destination D.C., **washington.org** the district's official tourism bureau.

Swanky stays

Make new acquaintances at the chic Ven Embassy Row hotel, **thevenembassyrow.com** named for the Dutch word for friend, and walkable to the Metro and the historically LGBTQ-popular Dupont Circle neighborhood and many embassies, consulates and international residences. It's also part of Marriott's Tribute Collection for those collecting Bonvoy points. Another top choice is the fancy, stylish Riggs Washington, D.C. **riggsdc.com** created from an iconic bank in the Penn Quarter neighborhood and near lots of destination dining, entertainment, and many Smithsonian Museums. For those with savings to burn, the Conrad Washington, D.C. **conradwashingtondc.com** offers sleek and modern rooms and suites with elegant, open-floor plans and views of the city center. Located downtown, it's surrounded by pricey luxe boutiques. Lighter on the wallet, Eaton Hotel **eatonworkshop.com/hotel/dc** emphasizes creativity and social and environmental impact in both its physical and digital spaces.

Sizzling eats

Foodies rejoice! There's a melting pot of new restaurants emphasizing international cuisines that have all scored instant hits


National Museum of African American History


Foster + Partners-designed courtyard at the National Portrait Gallery

Top Photo Brian Irwin for 123rf


Smoke & Mirrors Rooftop Bar


Mussels at Duck Duck Goose


The dining room at Ilili

— perhaps unsurprising given the diverse and global mix of people living, working and cooking here. Newish Dolce Vita, **dolcevitadc.com** located in the Logan Circle neighborhood, is set in a massive (400-seat) dining room with a giant wood-fired stove. Uruguayan chef Juan Olivera stirs in Spanish, Italian, Greek and Franco-Moroccan influences. Try the octopus gnocchi with 'nduja sausage. A beautiful brasserie serving modern takes on French and continental fare (like the yummy bucatini with rabbit ragù), Duck Duck Goose **ddgdupont.com** is located in the Dupont Circle neighborhood. For visitors who haven't seen the buzzy and increasingly popular Wharf area, Ilili, **ililirestaurants.com** the D.C. branch of the revered eponymous Lebanese restaurant in New York City, is a great place to check out. A fun, unusual option, Chaplin's **chaplinsdc.com** is an upscale cocktail bar and ramen place, whose chef Myo Htun, a native of Myanmar, cooked under a master ramen chef in Tokyo for close to 30 years.

Cocktails with a view

Soak up views at D.C.'s new suite of effervescent outdoor hot spots designed for you to sip, sass, and suss out locals and visitors starved of in-person interactions. The most buzzworthy are located at hotels but they draw locals and visitors alike. Smoke & Mirrors Rooftop Bar, **smokeandmirrorsrooftop.com** atop the

Just a non-stop flight away via Southwest, American, JetBlue and United, Washington, D.C. beckons like never before, boasting extraordinary new exhibitions, chic hotels and a melting pot of new restaurants.

AC Hotel Capitol Hill offers up-close views of the iconic U.S. Capitol Building. Its sister hotel, the AC Hotel Downtown boasts the appropriately named Ciel Social Club **cielsocialclub.com** with big sky views, good intimate lighting, and a tasty Octopus dish to share, among other treats. Dirty Habit, **dirtyhabitdc.com** located at the lovely Kimpton Hotel Monaco in the downtown Penn Quarter offers an outdoor courtyard, signature cocktails, an energetic vibe and a nightly music program. With wondrous views, 12 Stories, **12storiesdc.com** located at the Wharf is a bar/lounge at the InterContinental Hotel on, naturally, the 12th floor, boasting nearly 360-degree views of the Potomac and Washington skyline. These are all great spots to toast this new, more open and hopeful phase of our two-year health crisis.

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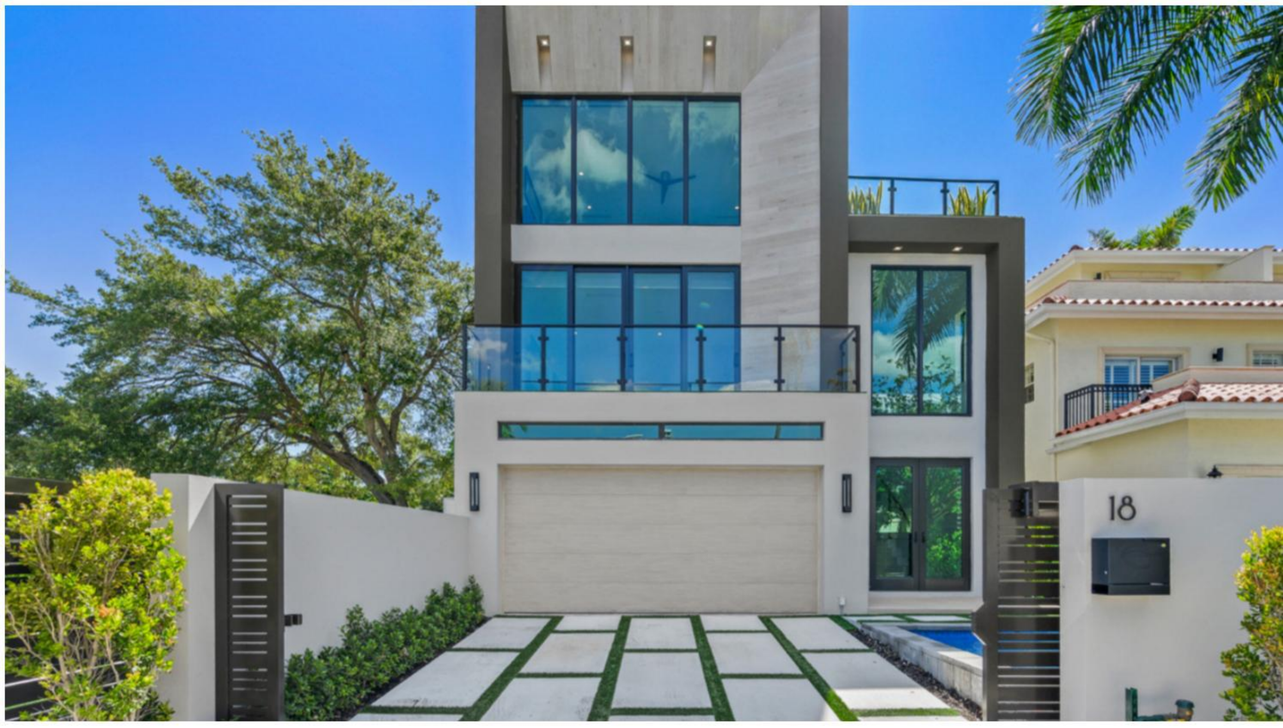
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Photo Auberge Beach

The Related Group:
Humanizing The Built Environment Through Art

text Jane Healy

In the past two or three years, as cranes rose and workmen raced to complete condominium, mixed-use and rental towers in Fort Lauderdale, we've seen developers grow more interested in creating total environments. Instead of finishing projects by checking off a list of required amenities like pool and fitness center, they're going further, often including public, or semi-public artworks — those seen by residents and guests — as part of their final design.

This race to include art must have the upper echelon at The Related Group chuckling a bit, as they have been a leading force for the inclusion of fine art for many years. At Related, the addition of art goes deep. Under its chairman and CEO, Jorge Pérez, the company has put together a museum-quality collection, from small canvases to massive, bronze sculptures. Pérez works hand-in-hand with Patricia Garcia-Velez Hanna not only searching for and acquiring fine art, but also in forging relationships with cultural institutions and though building community outreach programs. All this adds up to a cultural enrichment that enhances our everyday existence. Buildings like Icon Bay in Miami, home to hundreds of residents, have become living, changing exhibitions, with collections of artworks inspiring residents and guests alike.

In Fort Lauderdale, when the Related Group teamed up with Fortune International and the Fairwinds Group to create Auberge Beach, the architectural firm of Nichols Brosch Wurst Wolfe & Associates presented them with two incredible, sculptural residential buildings that not only caressed a massive pool deck, but offered up a soaring, all glass lobby with an axial view towards the ocean. This created the perfect opportunity for placement of a piece on a grand scale that would be seen by residents, guests and staff. For Perez and his associates, the spot seemed made for a massive sculpture by the Colombian-born Fernando Botero named *La Maternidad*.

At The Related Group, the addition of art to its projects goes deep. Under its chairman and CEO, Jorge Pérez the company has put together a museum-quality collection, from small canvases to massive, bronze sculptures.

Botero, known for his paintings from the past 50 years depicting rotund figures, expanded his reach with sculpting as well after arriving in Paris in 1973. There are two versions of La Maternidad, the other is on permanent display at the Plaza de la Escadalera in Oviedo, Spain. La Maternidad, while perhaps a bit enigmatic, is nonetheless aesthetically rich, filled with emotion and in effect mirrors the pictorial world of his paintings. The selection seems perfect for the space, as if the curvilinear towers on either side were designed simply to cradle this particular work of art.

SHOP 'TIL YOU DROP INTO A SEAT AT

THE MARLIN BAR

text Sybil Robert

A COUPLE OF THINGS ABOUT the Las Olas experience: it's constantly changing, and constantly hopping. Talk about street-level activation, Las Olas wrote the book. No, it's not Tiffany and Gucci and Cartier — it doesn't aspire to be. Nor is it the tumbleweed-strewn Lincoln Road in Miami Beach. Rather, Las Olas is a collection of cute, locally flavored shops, mixed carefully with bigger names like Lilly Pulitzer, J. McLaughlin, Warby Parker. Its blocks lined with shop after shop means a lot of walking, which, in turn requires sustenance and libations.

Luckily, Las Olas meets those needs in spades with over 20 different options. One we are currently in love with is the **Marlin Bar**, on the corner of SE 8th Avenue and E. Las Olas Boulevard. Open a little over a year, the Marlin Bar is on the street level of a newly constructed retail building, smartly designed so the first floor is recessed a good 10 or 12 feet from the sidewalk. This allows the bar to offer two rows of outside seating — one perfect for people watching, the other allowing you to watch as the bartenders create signature drinks like their Blood Orange Margarita or Coconut Cloud Martini.

The drink we love most has to be the Pineapple Coconut Mojito. Made with Bacardi Lime, Cruzan Coconut as well as fresh pineapple, lime and mint, it's given just a touch of effervescence with Q club soda. Want a little something to go with? Order their Jerk Chicken Tacos. We promise you won't be disappointed!

The Marlin Bar
740 E. Las Olas
Fort Lauderdale
954.527.8868



Pineapple Coconut Mojito



Covered outdoor seating

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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HOSTEL TAKEOVER IN SWEDEN

Jumbo Stay offers the opportunity to stay in a Jumbo Jet, turned coach class hostel.

text Sybil Robert

Norse Atlantic Airways has been working behind the scenes to gear up for a summer, 2022 launch, securing gates at London's Heathrow and Gatwick airports as well as preparing for its inaugural Fort Lauderdale non-stops flights. Oslo will serve as one of Norse's hub cities, and most likely Stockholm, Sweden will be on the list as it was with Norwegian, the carrier that stopped international service during the pandemic. Stockholm's Arlanda airport offers nonstop connections to a staggering 157 cities in over 45 countries.

Oscar Diös, the man behind the Jumbo Stay owned other hostels, but imagined this to be an opportunity like no other, adapting an existing, jumbo jet as a cutting edge, but budget hostel.

So, if you're going to say, Zurich or Athens but need to spend the night in Stockholm, how about keeping the travel vibe going and staying in a converted 747? That's just what you'll get staying at Jumbo Stay, a decommissioned Pan Am passenger jet, originally built for Singapore Airlines and located right at the airport!

Oscar Diös, the man behind the Jumbo

Stay owned other hostels, but imagined this to be an an opportunity like no other, adapting an existing, but out of use jumbo jet as a cutting edge, but budget hostel. The 450 original seats were re-

Jumbo Stay offers hostel-like room arrangements from a single for one adult at $103, to a two person cockpit suite with bath for $195

moved from the jetliner, the plane then stripped to its core, and reconfigured with 33 rooms, including a double-bedded cockpit suite. Now, with views of the landing strip at Arlanda, Jumbo Stay offers different hostel-like room arrangements from a single equipped with a twin bed, suitable for one adult for $103. (Toilets and shower is common in the corridor with these rooms.) There are ensuite rooms as well, including the cockpit suite, with two adjustable beds, flatscreen TV, free wireless internet and a private bathroom with shower for $195. Breakfast, bed linen, towels and cleaning are included in the price for all rooms.

So, ladies and gentlemen, if you'll now put your seatbacks and tray tables in their full, upright and locked position, we'll be ready for slumber!

Jumbo Stay
Arlanda Airport
Stockholm, Sweden
jumbostay.com



Lounge / breakfast room


Cockpit suite for two







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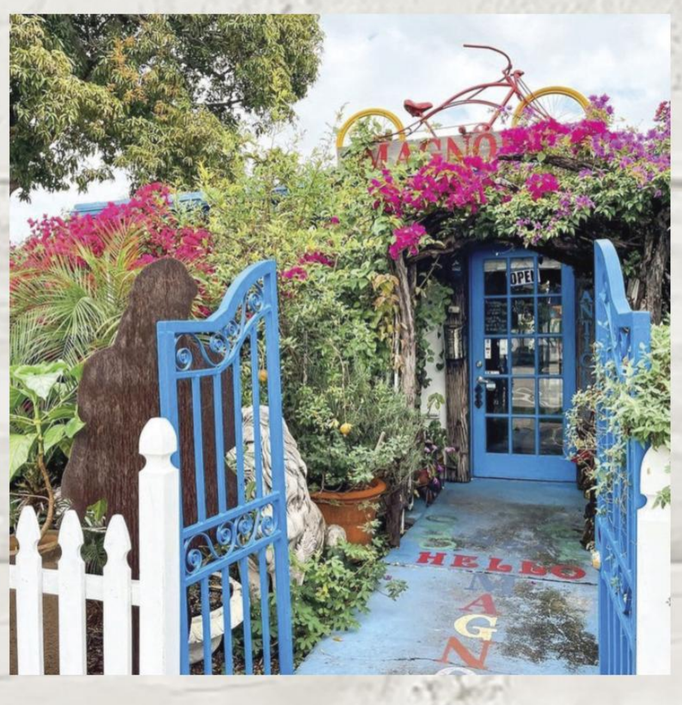
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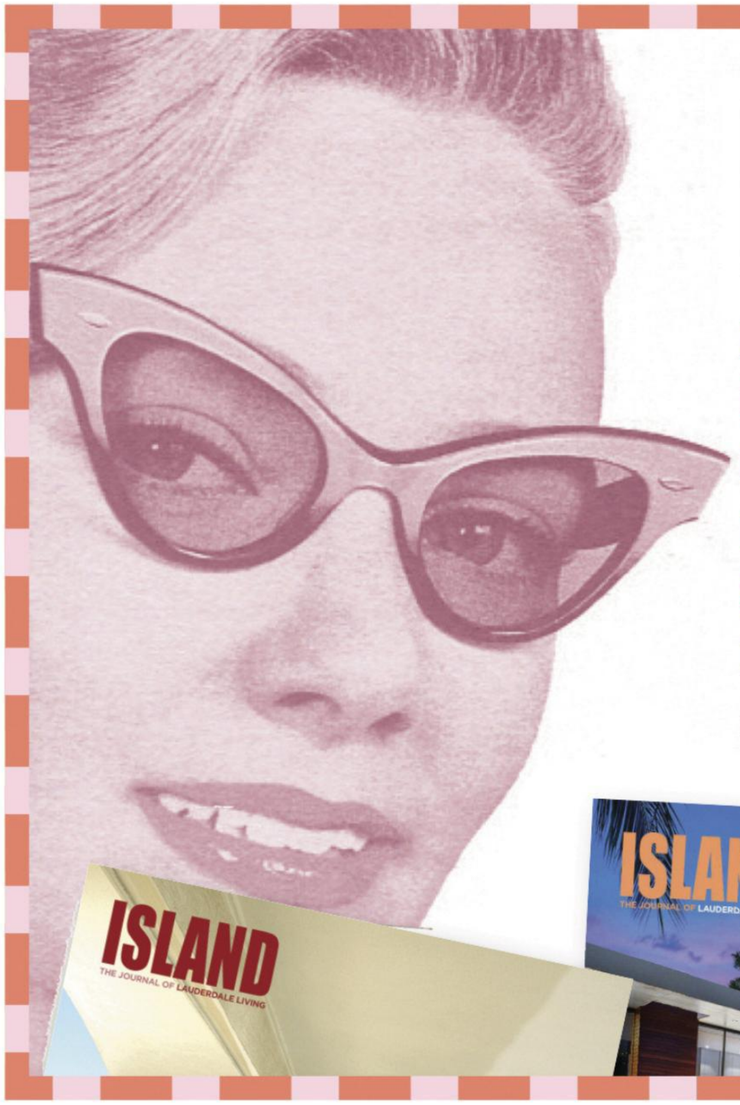




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FORT LAUDERDALE

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Everyone's talking about

The Katherine

text Sybil Robert

Much anticipated since Foxy Brown vacated their little restaurant space on E. Broward Boulevard for a larger venue just off N. Federal Highway, The Katherine Restaurant is the newest addition to our downtown core. Just east of the busy crossroad of Broward and Federal, The Katherine has moved downtown dining up a few notches with a menu that has gone global. Co-owners Marissa Katherine and Timon Balloo see The Katherine as a labor of love… and that's made clear the moment you taste starter plates.

We fell in love with their whipped ricotta starter with oven-dried tomatoes, drizzled with a syrupy, aged balsamic vinegar. Served with crispy toast points, this, with a good glass of red sets you up for their world tour of delights. Another great starter for us was the tuna crispy rice at $15, but two neighboring tables both loved the clam chowder fries. We'll reserve judgment until we return… and return we will.

For a main course, try the slow braised duck orecchiette for $25. Served with butternut squash and pecorino Romano it is a mouthwatering delight. Or, go to the other edge of the planet and try their Thai pineapple and shrimp fried rice for $23. With garlic, shallots and lime, it is totally satisfying. Of course, one could order the "all day burger" with double patties, American cheese and sweet pickle remoulade, but why bother when there are Caribbean-style jerk grilled chicken thighs with coconut milk braised kale and plantain at nearly the same price?

The Katherine Restaurant
723 E. Broward Boulevard
Fort Lauderdale
754.216.0690

One caveat: The Katherine is (of course) popular and when the dining room and bar seats are filled, it can get a bit loud. Opt for the outdoor seating in their little courtyard if you like quiet… but keep it our little secret.



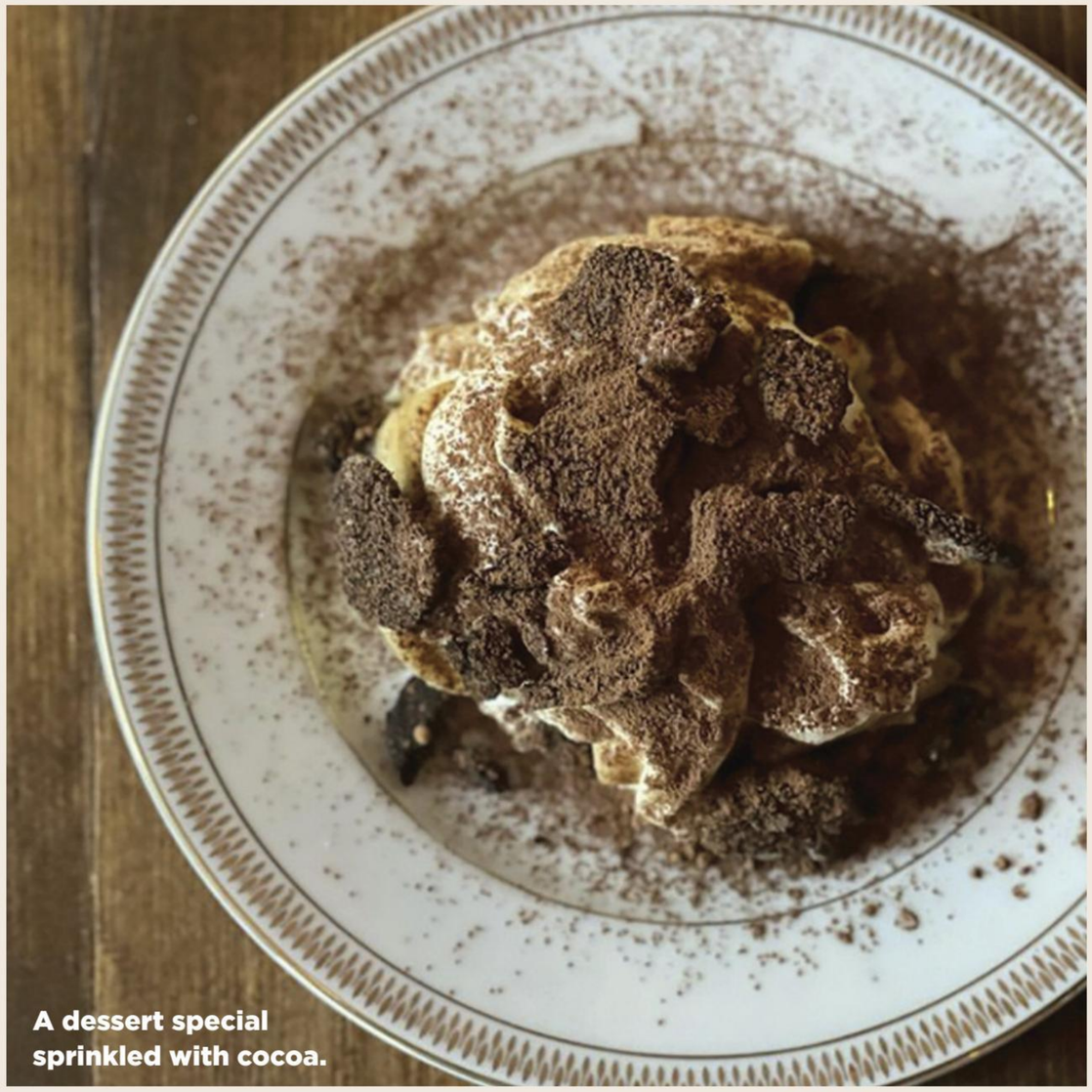
Whipped ricotta swirled with oven-dried tomatoes and aged balsamic.



Neon logo,
just inside the entrance.



Crispy chicken liver pate,
served with curry naan and
sweet pickled starfruit.



A dessert special
sprinkled with cocoa.

Food photos: Marissa Katherine Balloo

BORSALINO!
DOWNTOWN'S NEWEST CAFÉ

text Sybil Robert

AFTER OPENING IN MIAMI in 2020 and Miami Shores in 2021, the group behind this successful alternative to idling your car in a yet another Starbucks has thankfully opened in downtown Fort Lauderdale. **Borsalino** is named after the Italian-made, wide-brimmed hat that bacame almost a cult item after being worn by Marcello Mastroianni in 8½ and Humphrey Bogart in the final scene of Casablanca.

We recently stepped our way inside this spacious café at the base of The Waverly and were transported to the coffeeshops of Europe. The clink of the little Viennese cups & saucers and the scent of espresso instantly brought back memories of days spent in Milan and Rome. Eager to try something and see if it was all just some sort of illusion, we scanned the menu and ended up selecting two items to try: The Borsalino Breakfast and the Avocado Smash toast.

The Borsalino Breakfast fits black forest ham, crisp bacon, provolone, two perfectly fried, over medium eggs, and a slather of almond butter, all on a freshly baked croissant. Served with a crispy potato galette, it was delightful. The avocado toast — also with over medium eggs — had red onion, lime, pickled peppers and a little cilantro to keep it bright tasting. Served with an arugula side salad, it was — as the Italians might say— *delizioso assoluto!* With plenty of indoor *and* outdoor seating, and a staff that is intent on bringing only the best to your table, Borsalino is truly a welcomed addition to life in downtown Fort Lauderdale.

Borsalino
100 N. Federal
Fort Lauderdale
954.314.7414



Borsalino Breakfast



Espresso doppio









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

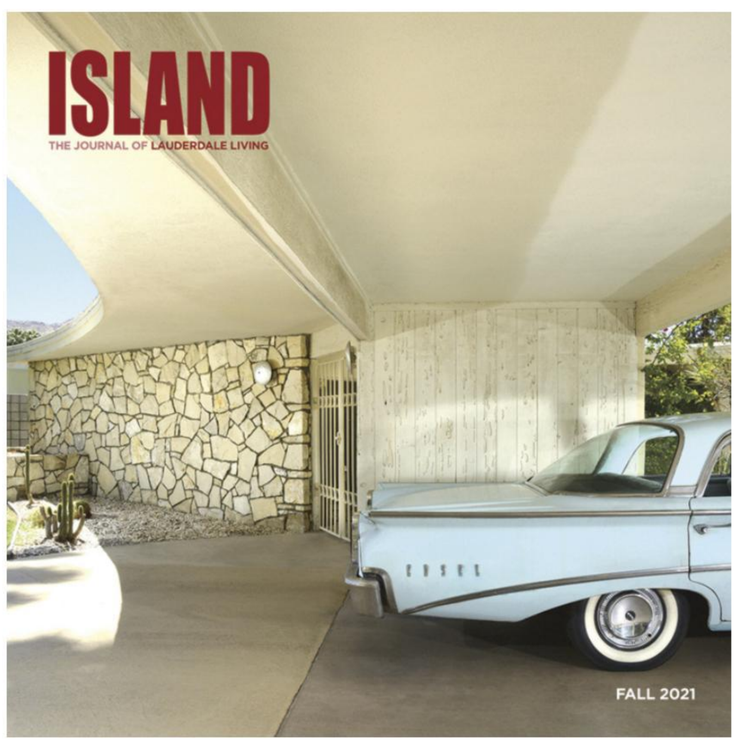
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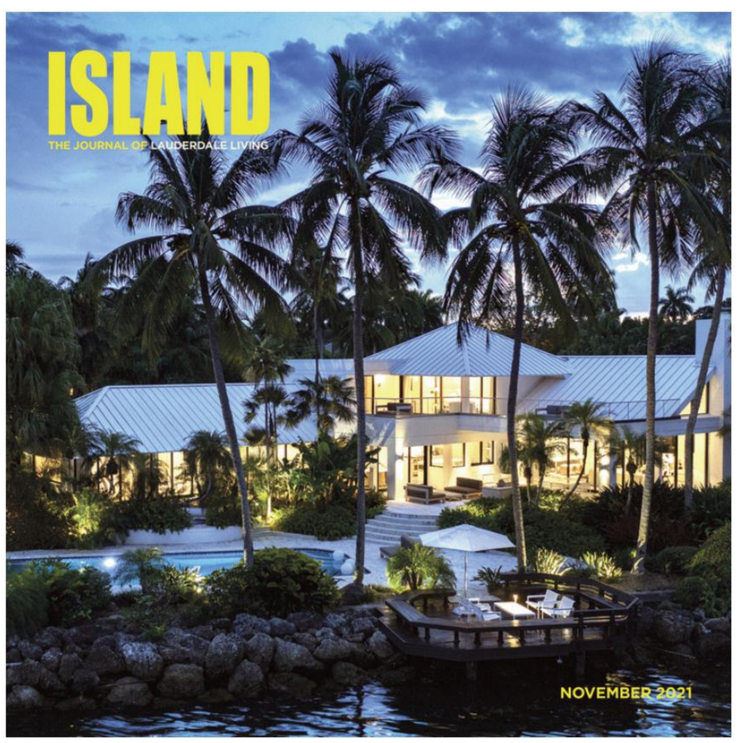
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A recent addition to Sea Ranch Lakes is this, Tropical Modern home by Silberstein Architecture. Photo: Robin Hill

SEA RANCH LAKES

text Maria Sanchez

LOCATED JUST NORTH OF Fort Lauderdale proper and running from the ocean to the Intracoastal is tiny Sea Ranch Lakes. Incorporated in 1959, Sea Ranch Lakes is not a neighborhood, but (almost unbelievably) is legally a village. With just 600 or so residents, and about 350 homes, the Lilliputian municipality is unique in many ways, yet has the requisite seven village council members and one mayor.

BOUNDED BY THE ATLANTIC ON THE EAST, AND INTRACOASTAL ON THE WEST, THIS MICROSCOPIC VILLAGE SITS ON .2 SQUARE MILES, BUT INCLUDES 2 OCEANFRONT ACRES AND ITS OWN PRIVATE BEACH CLUB.

Bounded by the Atlantic on the east, Intracoastal on the west, Ocean Bay Club Drive on the north and Pine Avenue on the south, this microscopic village sits on just .2 square miles, but includes two glorious oceanfront acres and a recently renovated, private beach club limited to resident members and their guests. Today, the village is surrounded on three sides by Lauderdale by the Sea yet

On The Market in Sea Ranch Lakes



Address:	**5 Winona Lane**
Description:	**4 bed, 4.5 bath,**
Size:	**3,570 Square Feet**
Asking Price:	**$3,199,000**
Listing Agent:	**Tim Bascombe**
Company:	**The Bascombe Brokerage**
Contact:	**954.401.8211**



Address:	**7 Tahoe Lane**
Description:	**5 bed, 5.5 bath,**
Size:	**2,266 Square Feet**
Asking Price:	**$1,599,000**
Listing Agent:	**Kathleen Holwell-Viscusi**
Company:	**Charles Rutenberg Realty**
Contact:	**954.396.3001**



Address:	**5 Saranac Road**
Description:	**5 bed, 6 bath pool, waterfront**
Size:	**6,600 Square Feet**
Asking Price:	**$14,500,000**
Listing Agent:	**Meredith Dicarolis**
Company:	**Dicarolis Realty**
Contact:	**954.410.1841**

maintains its own police force. Unlike other towns, Sea Ranch Lakes owns no land. All property in the village is private. All roads, streets, parks, and lakes are private property owned by the Sea Ranch Beach Club. Residents pay annual membership dues, and

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.

these in turn cover street repair, Beach Club operations and so forth. Because the town is privately owned in its entirety, the village police department is legally allowed to deny access at the main gatehouse to anyone not a resident of Sea Ranch Lakes. It should come as no surprise that the crime rate in Sea Ranch Lakes is extremely low as there is but one entrance and exit, guarded 24 hours a day, seven days a week.

Driving through the town, past its lake and down its side streets is a particularly pleasing experience. What is it exactly that makes it special? Its developers, Robert Gore and the firm of George F. McFadden Associates made the prescient decision to bury unsightly power lines, so nothing gets in the way of lovely homes surrounded by shade trees.

Many of the homes in this decidedly upscale neighborhood have no swimming pool. It seems odd as the price point here is high... until you realize they all have access to the beach club right across the street with pristine beach, pool and clubhouse.

The past decade has seen a number of teardowns, replacing 60-year-old homes with cutting edge new construction. The village is home to exceptional homes from contemporary architects like Jeffrey Silberstein as well as Mid-Century Modern standouts like Alfred Browning Parker. At press time, there were only three homes on the market, ranging from a vintage, 5-bedroom, 5.5 bath home of 2,266 square feet asking $1,599,000, to an Intracoastal-facing 5-bedroom, 6-bath home asking $14,500,000.



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Recently Sold in Sea Ranch Lakes



Address:	**32 Seneca Road**
Description:	**Vacant Lot waterfront**
Size:	**0.31 Acre**
Asking Price:	**$3,875,000**
Sale Price:	**$3,875,000**
Listing Agent:	**Veroushka Volkert**
Company:	**Coldwell Banker Realty**



Address:	**55 Cayuga Road**
Description:	**4 bed, 3.5 bath, waterfront**
Size:	**4,000 Square Feet**
Asking Price:	**$2,399,000**
Sale Price:	**$2,250,000**
Listing Agent:	**Meredith Dicarolis**
Company:	**Dicarolis Realty**



Address:	**14 Cayuga Road**
Description:	**4 bed, 3 bath,**
Size:	**2,708 Square Feet**
Asking Price:	**$1,750,000**
Sale Price:	**$1,735,000**
Listing Agent:	**Meredith Dicarolis**
Company:	**Dicarolis Realty**





One of the finger streets in Oakland Park's Coral Brook neighborhood. Wilton Manors is on the left.

Oakland Park | East

AS PRICES RISE IN WILTON MANORS, BUYERS JOURNEY ACROSS THE RIVER.

text Sybil Robert

OAKLAND PARK, LIKE THE CITY OF FORT LAUDERDALE that nearly surrounds it, is a City of neighborhoods, most created by private entrepreneurs who saw opportunity after the Great Depression and WWII. Most of the land was purchased in the early 1920s from Arthur Galt, well before Oakland Park even existed. Plans were underway to incorporate in 1926 when those working to create Oakland Park found the rug pulled out from under them by a group of

IN THE PAST COUPLE OF YEARS SOARING REAL ESTATE PRICES IN NEIGHBORING WILTON MANORS HAS SENT POTENTIAL BUYERS LOOKING AT OTHER POSSIBILITIES... ESPECIALLY IN THIS PART OF OAKLAND PARK.

investors called the American-British Improvement Corporation who established most of the land as Floranada, with the hopes of a grand, Palm Beach style development. Floranada was advertised as "The Biarritz of America" according to Anne Sallee, author of *Images of America: Oakland Park*. A grand club was designed by none other than Cass Gilbert, architect of New York's Woolworth Building, The United States Supreme Court, and dozens of other buildings.

On The Market in Oakland Park | East



Address: **4780 NE 8th Terrace**
Description: **2 bed, 2 bath,**
Size: **1,130 Square Feet**
Asking Price: **$399,000**
Listing Agent: **Erika Wedin**
Company: **Exit Realty Mizner**
Contact: **954.899.1865**



Address: **1531 NE 42nd Street**
Description: **4 bed, 3 bath**
pool, waterfront
Size: **2,464 Square Feet**
Asking Price: **$1,295,000**
Listing Agent: **Austin Bergman**
Company: **Compass**
Contact: **954.210.7040**



Address: **3627 NE 19th Avenue**
Description: **3 bed, 2 bath**
pool
Size: **1,582 Square Feet**
Asking Price: **$695,000**
Listing Agent: **Beau Beckett**
Company: **Beckett Realty**
Contact: **954.394.4100**

Alas, all this was for naught as the real estate bust of 1926, and the great hurricane of the same year put a stop to development. The Great Depression that followed put the final nails in Floranada's coffin. The town was reincorporated as Oakland Park... just before the stock market crash of 1929.

WITH A NEW BRIGHTLINE STATION, AND THE ANNOUNCEMENT OF A $149 MILLION APARTMENT AND RETAIL PROJECT COMING TO DOWNTOWN, ONCE SLEEPY OAKLAND PARK SEEMS TO BE COMING INTO ITS OWN.

By the time development began to take hold, it was clear the easternmost section of Oakland Park was to be what developers preferred, and with the return of servicemen from WWII, the boom saw the development of a handful of neighborhoods now known generally as "The Corals." These include Coral Woods, Coral Terrace, Coral Brook, and Coral Heights. All located east of Dixie Highway, some of these included waterways and lakes extending from the north fork of the Middle River which surrounds nearby Wilton Manors.

The past couple of years, which has seen soaring real estate prices in neighboring Wilton Manors has sent potential buyers looking at other possibilities... especially in this eastern section of Oakland Park. Now, with the city most likely to be the site of a new Brightline rail station, and the recent announcement of a $149 million project with apartments, townhouses and retail coming to downtown, once sleepy Oakland Park seems to be coming into its own. Add to this the imminent construction of a new two-building mixed-use project directly across Dixie highway, and Oakland Park will have a sparkling new city center.

All of this hubbub will definitely affect real estate prices in The Corals, if it hasn't already. At press time, there were only 15 properties on the market in the area bounded on the West by Dixie Highway, the East by N. Federal Highway, the North by Commercial Boulevard and the South by the waterway that separates Oakland Park from Wilton Manors. The lowest priced property was an 800 square foot, 2-bed, 2-bath condominium asking $189,900, moving up to single-family homes ranging from $500,000 to $1,350,000.



Recently Sold in Oakland Park | East



Address:	**3602 NE 19th Avenue**
Description:	**2 bed, 2 bath,**
Size:	**1,752 Square Feet**
Asking Price:	**$675,000**
Sale Price:	**$700,000**
Listing Agent:	**Jeffrey Smith**
Company:	**Charles Rutenberg Realty**



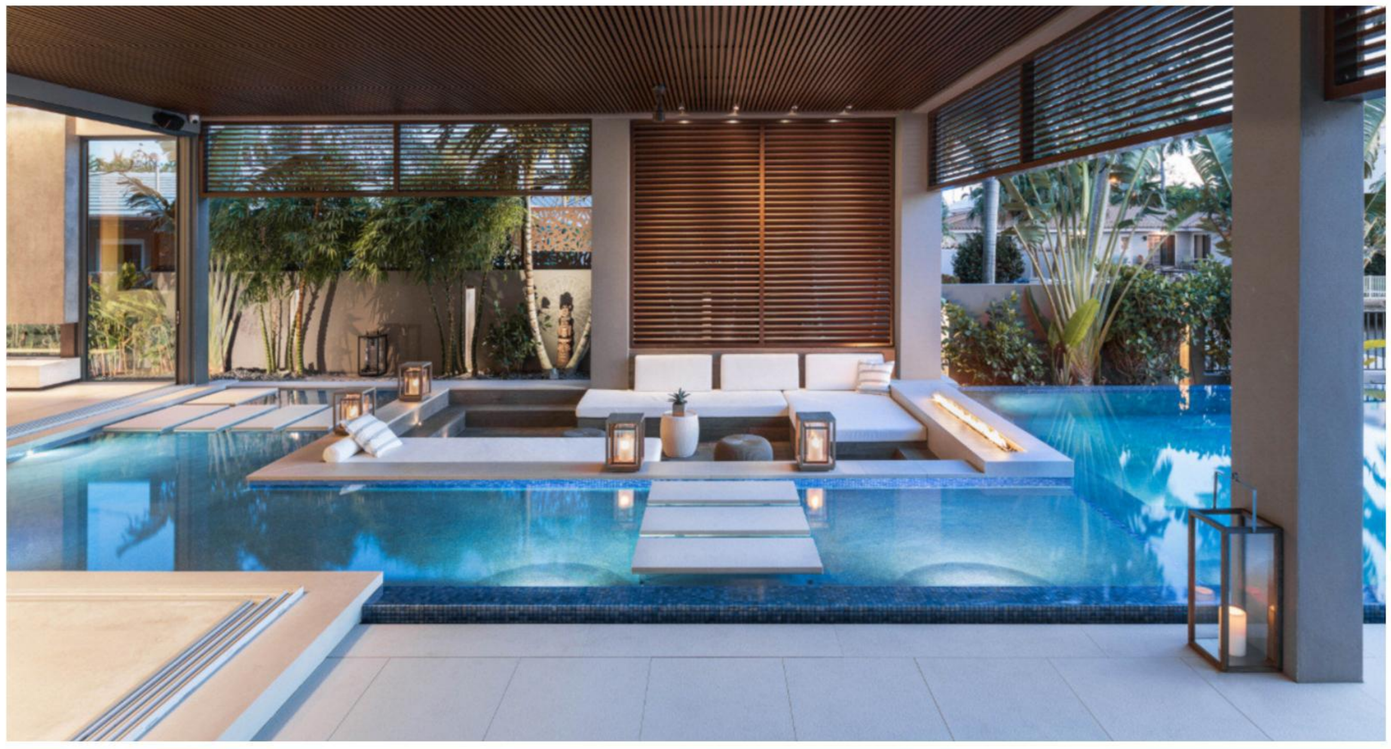
Address:	**4400 NE 15th Terrace**
Description:	**3 bed, 2 bath,**
Size:	**1,477 Square Feet**
Asking Price:	**$649,999**
Sale Price:	**$655,000**
Listing Agent:	**Tina Raineri**
Company:	**Compass**



Address:	**1726 NE 35th Street**
Description:	**3 bed, 2 bath, pool, waterfront**
Size:	**1,831 Square Feet**
Asking Price:	**$1,100,000**
Sale Price:	**$1,160,000**
Listing Agent:	**Jonathan Keith**
Company:	**Compass**









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Point of Americas 1 - #1403

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Point of Americas - High Floor

Coming soon! High floor, 3-bedroom, 3-bath with tremendous views. Stay tuned for details!

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Point of Americas 1 - #312

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