

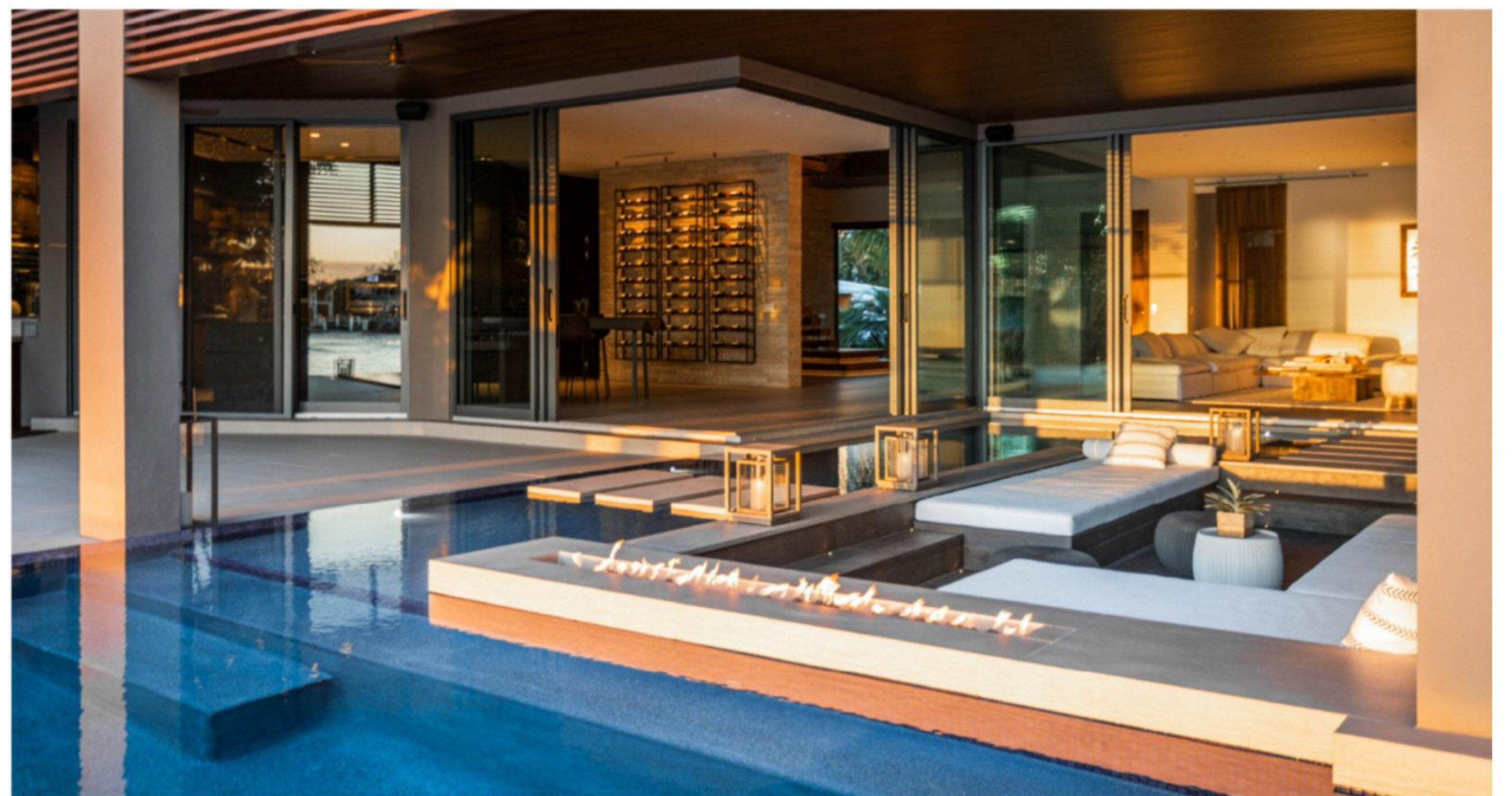
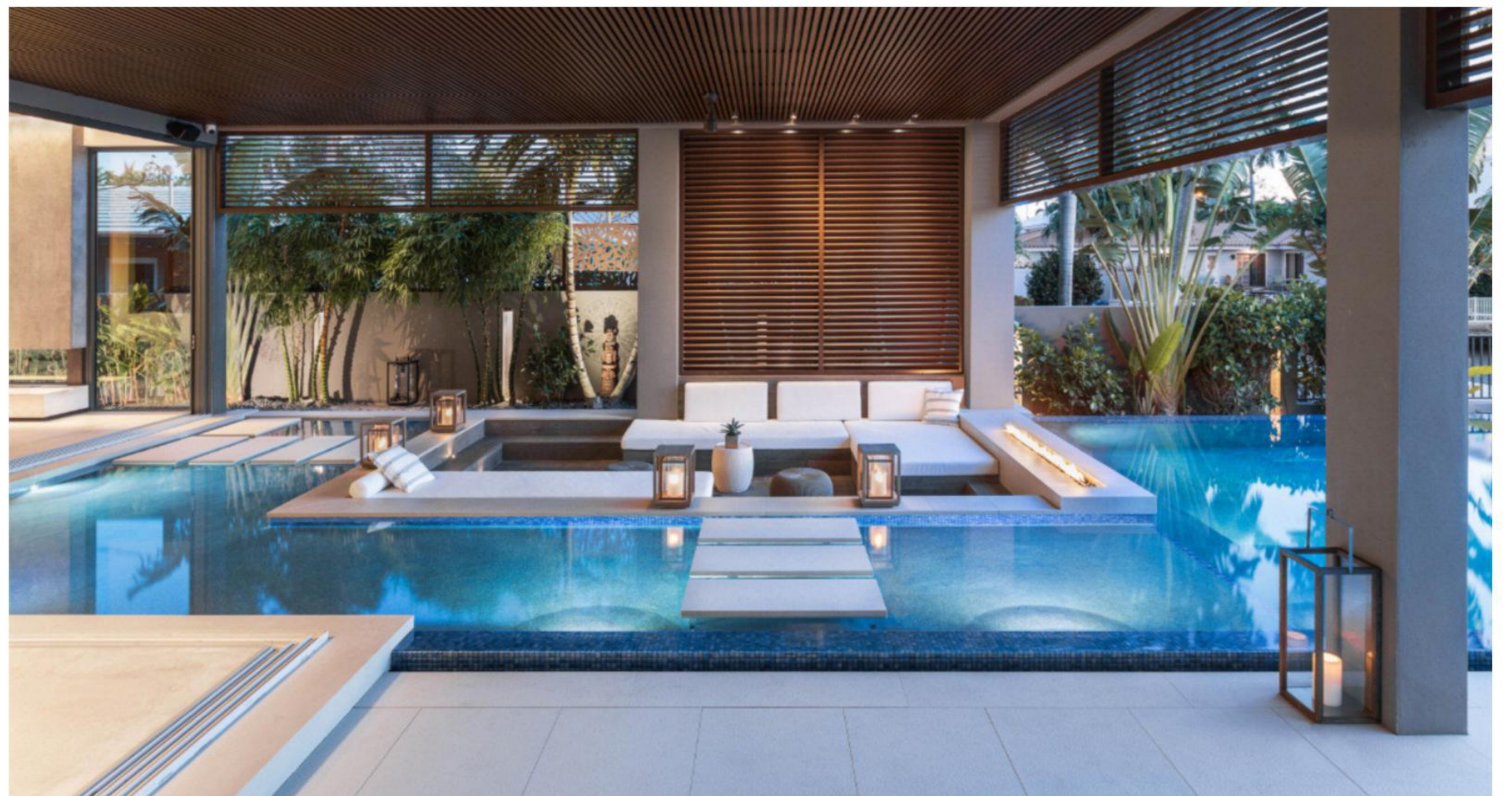
ISLAND

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ISLAND

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Strang hits Tarpon Bend

When a firm that truly “gets” Environmental Modernism designs your home, this is what you might get. No wonder Strang has won over 40 awards.

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Escape to Joshua Tree

OK, OK, so covid has turned air travel into one big question mark. Is that any reason you shouldn't plan escapes for the future? We've found just the place.



39 INTERIOR DESIGN

Revitalizing Art Deco

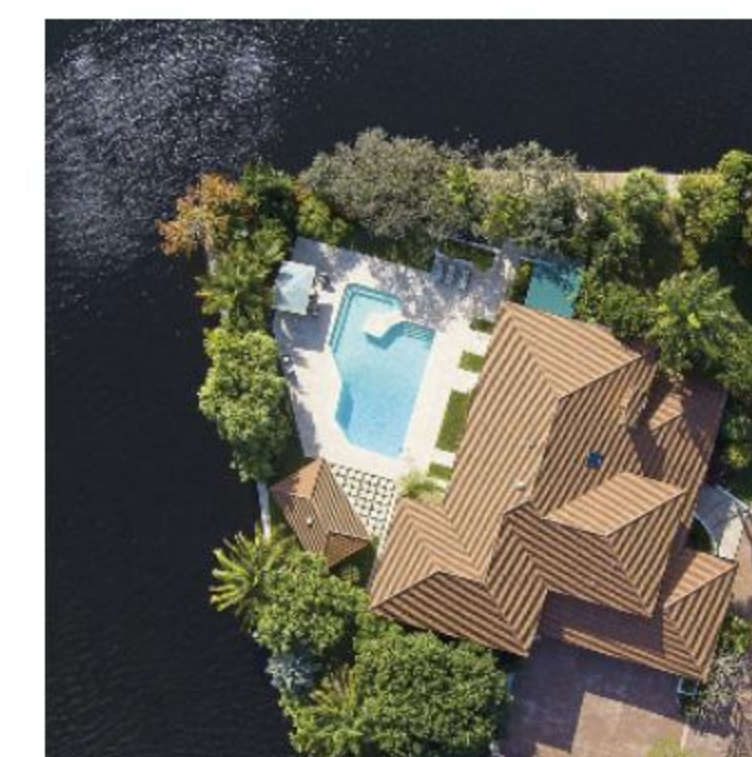
Designer Robert Reda, whose work at Sea Tower we've covered in the past, takes us to see the results of his work on a South Beach apartment.



ON THE MARKET 50

Point Lot Paradise

In each issue, *ISLAND* finds one beautiful home that checks all the boxes and is actually available to purchase. ...Well at least it was when we went to print!



69 NEIGHBORHOOD PROFILE

Waterfront living

Let's face it: The reason so many of us have made Fort lauderdale home is its connection to nature... and water. But what does kliving on the water cost?



On the cover: A new Strang-designed home in Tarpon Bend (see pg.12)
Photo: Kris Tamburello **Rendering, left:** Riva on the Middle River

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WHERE IS THE FUTURE WE WERE PROMISED?

I can remember sitting in front of my family's black and white TV in September of 1965, waiting for the premier episode of *Lost In Space*, a sci-fi drama set in the far-off future (1997). Just like countless Americans, I was mesmerized by a future in which groovy silver flight suits, space travel and robots played a big role. The imagined technology on the

show ran the gamut from "atomic motors" to "jet packs" to the space ship's automatic laundry, which cleaned, folded and packaged clothes in a matter of seconds. Needless to say, as I grew older and none of these came to be, I was a bit disappointed.

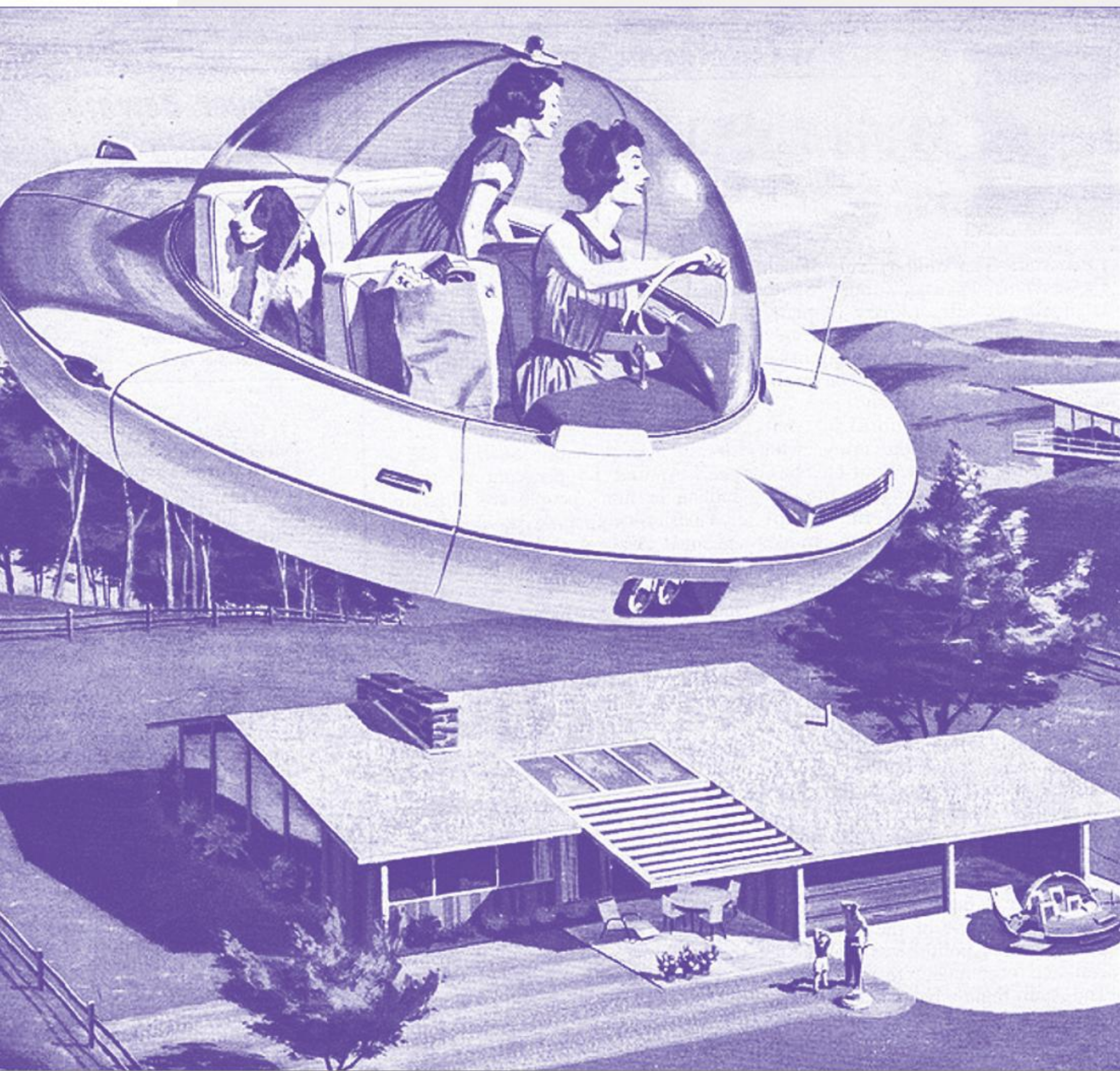
Nevertheless, some predictions have come true. Creators of shows like the Hanna-Barbera cartoon *The Jetsons* predicted telemedicine, flat-screen televisions and smartwatches as early as 1962. Stanley Kubrick's movie, *2001: A Space Odyssey* — based on Arthur C. Clarke's novel — correctly predicted the iPad with little devices called "newspads" which looked identical to today's tablets.

But while all these things have great impact on how we live and operate today, no prediction could have been of greater consequence than that of Alexander Graham Bell... not for the telephone, but for his (what should have been alarming) prediction of global warming in 1917. Apparently, Bell predicted the "greenhouse effect" that would be caused by the unchecked burning of fossil fuels. His answer, in part, was to use solar energy, not coal furnaces, to heat homes. "Every town or city has a vast expanse of roof exposed to

the Sun," said Bell. "There is no reason why we should not utilize the roofs of our houses to install solar apparatuses to catch and store the heat received from the Sun." Funny enough, it would be Bell Labs — the very company he started — that would announce the first practical silicon (photovoltaic) solar cell in 1954.

OK, so a life of energy-wasting leisure is not the future we were promised, I'm good with that. But how do we address our insatiable desire for energy here in South Florida? For starters, read *The Elegant Solution*, beginning on page 12.

John T. O'Connor
Editor-in-Chief



Mommy, what's a stop sign?
A drawing from 1960 had the caption: "Take off and land anywhere: no parking problems. Plug into any electric outlet for recharging. They're working on it!"

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

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Living Inside Out It's never been more important to get outside with the family, and Fort Lauderdale is the perfect place to do just that! The Bonnet House Museum & Gardens provides guests with the opportunity to leave your worries behind and enjoy this 35-acre tropical paradise. June 1st through September 4th, Bonnet House offers a Family Summer Special. The deal includes \$20 admission for adults and adds *free admission for anyone 17 and under*. Guests will not only be able to take a self-guided tour of the main house, but they can also enjoy searching for wildlife in the trees on the estate's vast gardens and view the aquatic wildlife in its ponds.

Bonnet House 900 N. Birch Road 954.563.5393
Info: bonnethouse.org/event/family-special/

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



Live Like A Local! Visit the Las Olas Oceanside Park Farmers, Antiques and Artisan Market. The market takes place every Saturday in May from 9am – 4pm, right across from Fort Lauderdale Beach. Shop local and micro-vendors featuring an eclectic array of traditional market fare and delight in a fine selection of fresh produce, cheese, baked items, plants, handmade goods, jewelry and more.

Insider info: If you come early you can participate in their Group Wellness Programs like yoga on the main lawn with Lisa Pumper.

Las Olas Oceanside Park, 3000 E. Las Olas Ivd.





Sad the FAT Village Art Walk is no more? Make the exodus to NE 13th Street on May 14th from 6-10PM for Urban Jungle + Studio City Speakeasy. Urban Jungle, a high energy street festival with 50+ local vendors & Food Trucks in what is now known as “Studio City” pops up once again along NE 13th Street, and is free and open to the public! What makes it different this time around? Urban Jungle’s partnership with The Speakeasy.

The Speakeasy will be open during the Market so along with enjoying the free street festival, if you buy a ticket to The Speakeasy you’ll get music, entertainment, light bites, a cash bar and the fun of an exotic car showcase as well.

For Information visit urbanjunglemarkets.com

Changes in Latitude, Changes in Attitude

Coming up Thursday, May 26th at 8AM, Latitude 29 Paddleboards and O-B House team up for SUP (Stand Up Paddleboard) sessions. Disembarking from Esplanade Park, (across from the O-B House) this is going to be a morning session you do not want to miss. The folks at Latitude 29 provide the paddleboards, a tutorial and guide while the O-B House provides the pancake breakfast for all upon your return. And if you’ve not yet tried O-B’s pancakes, you’re in for a very pleasant experience. \$85 covers everything, \$45 if you bring your own board. Book online or at the number below.

SUP Sessions latitude29paddleboard.com 954.681.2447



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The Elegant Solution

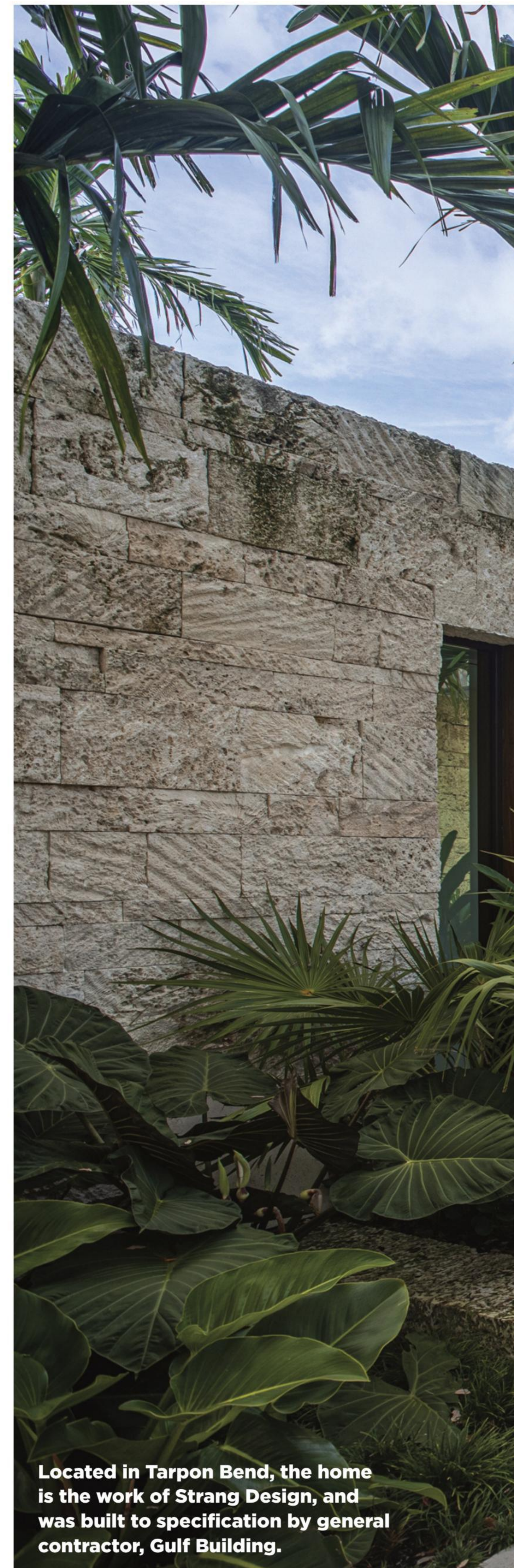
How sustainability shaped Modernism in Tarpon Bend

Text John T. O'Connor

Exceptional architecture is hard to come by in South Florida. So when we encounter a well-conceived building that works harder, goes farther and aesthetically reflects its location, *ISLAND* does its best to tap our audience on the shoulder and say, “Look at this one!” This is especially important in South Florida where domestic architecture seems stuck in the era of the “white box”.

Make no mistake; we generally like minimalist, white stucco assemblages. We like their simplicity and timelessness, but like say, a Warhol painting of an electric chair from his Disasters series, while one big canvas with a single image has profound impact, printing the same image 15 times on one canvas makes it far less impactful. “I like boring things,” said Warhol, “I like things to be exactly the same over and over again, I don’t want it to be essentially the same I want it to be exactly the same. Because the more you look at the same exact thing the more meaning goes away and the better and emptier you feel.”

The white stucco box of great architects like Adolph Loos and Le Corbusier was new and reactionary... in 1925. Today’s Florida versions are simply easy solutions, and while they may



Located in Tarpon Bend, the home is the work of Strang Design, and was built to specification by general contractor, Gulf Building.





Strang employed an extraordinarily deep overhang, keeping the interior shaded from direct sun, as well as providing a series of outdoor rooms.

be efficient “machines for living”, they have no grounded connection to our environment... to what makes South Florida special. Most often, they also bury their collective heads in the sand when it comes to sustainability, energy consumption and passive cooling. Which brings us to the antithesis of the white box, the single-family homes of Strang Design --- in particular, to a recently completed Fort Lauderdale single family home called the Tarpon Bend residence.

Environmental Modernism... is our ethos. I believe that homes, whether large or small, should adopt design strategies that reduce their ongoing energy requirements and lessen their impact on the planet.

We recently spoke to architect Max Strang to talk about this house and its dialog with the environment, but also to talk about his firm’s push for sustainability.

***ISLAND:** Environmental Modernism is a term often used by you and those in your office. But for those who haven’t read your latest book, of the same name, can you shorthand for us some of its principles?*

STRANG: Environmental Modernism... is our ethos. It reflects our commitment to environmental stewardship and our respect for the evolution of modern design. I believe that homes, whether large or small, should adopt design strategies that reduce their ongoing energy requirements and lessen their impact on the planet. This can be achieved by a variety of approaches including prioritizing the use of local materials. *As far as finish materials selected for this house – located where the Tarpon River meets the New River, what are the two or three that appear again and again... and why did you choose these in particular.*

We specified a roughly textured keystone for this project. Instead of importing a cladding material from a far away continent I prefer to use materials from our general region. Not only does it reduce the “embodied energy” of the material but it also is appropriate to underscore the connection of a building to its place.

Your work, similar to that of mid-century Florida architects like Alfred Browning Parker, Igor Plevitzsky and Paul Rudolph, opens interior spaces to the wonderful nature that surrounds them, while at the same time, makes sure those interiors are cooled passively. What techniques did you use on the Tarpon Bend house to get both of these results, simultaneously?

Yes, I was born and raised in a home designed by Gene Leedy. Leedy was one of Florida’s notable mid-century architects and a practitioner of a movement known as the “Sarasota School of Architecture”. From a very young age I was exposed to those principles of “passive design”. These ideas are incorporated into the design of the Tarpon Bend residence. Generous, sometimes daring, overhangs protect the home from Florida’s unrelenting sun. Courtyards, covered terraces and breezeways offer additional cooling opportunities while connecting you to the outdoors.

Now, at the end of the first quarter of the 21st century, you are layering onto those passive solutions to South Florida’s climate and energy challenges with the introduction of solar... on a large scale.

We wrote a little about that when covering your Panther National Golf development in Palm Beach County... a development of 218 homes, and one that utilizes solar roofs, batteries and EV charging units. The residence you designed for Tarpon Bend carries on with that. Are you working with Tesla on this one too? Can you tell us a little about that technology here?

I think it’s always important to begin with the passive design strategies. Today, solar photovoltaics offer a compelling “active” design strategy to lessen the home’s reliance on the traditional energy grid and for that matter fossil fuels. The Tarpon



Rough, textured keystone, a stone found in Florida and the Caribbean, was used for detailing inside and out.

“This was an important project for our firm as it represented one of our first projects in which we designed the architecture, interiors and landscape. At Tarpon Bend, we worked hard to design the home around a small grove of unique oak trees... I think that this aspect of “working with the site” contributed to the success of the project.”

Bend Residence has a significant rooftop array of panels that occupy its large upper roof while the lower roofs are planted with native species.

Honestly though, you’ve made a point of opting or pushing for solar, but is there a way to get that technology into new single-family homes or say, a multi-unit condominiums that are not high-end developments? What do you see happening in the near future?

At the Panther National project you mentioned, every single home in the community will be equipped with solar panels and battery backups. Depending upon the size of the home and the preferences of the owners, they will have the opportunity to expand their system and be energy independent. I am very excited about the new Tesla Solar Roof tiles. Unlike traditional solar panels these new tiles are designed to function as the actual roof tiles of a home. This is the future. The scale of this new industry will continue to drive down costs and make choosing solar a “no-brainer” for everyone.

When you look back on the design and construction of the Tarpon Bend house, is there a specific aspect you, personally, find most successful?

This was a great project overall and there was great camaraderie among our team, the owners and the builder. Coincidentally, we were all graduates of the University of Florida. This was an important project for our firm as it represented one of our first projects in which we designed the architecture, interiors and landscape. Speaking of the landscape, we worked hard to design the home around a small grove of unique oak trees. I’m so glad we preserved these trees and I think that this aspect of “working with the site” contributed to the success of the project.

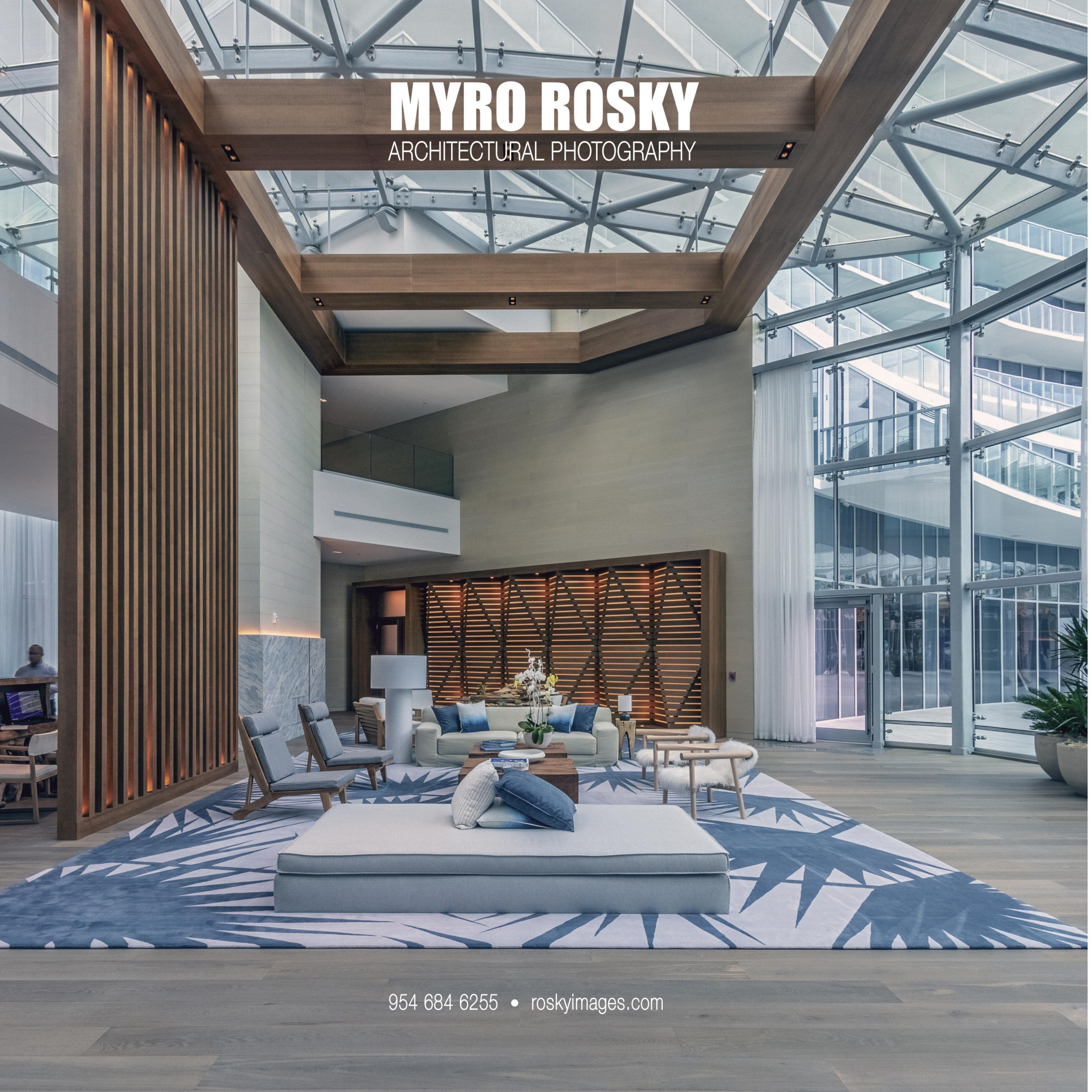


The final result shows a high level of aesthetic continuity, as Strang Design was tasked not only with architecture, but interior design, landscape design and art advisory.



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LET ME VENT FOR A SECOND: Having lived in South Florida long term, those of us with a deep passion for travel have learned to “grin and bear it” when trying to get to our final destination quickly or easily. Yes, MIA offers a lot of non-stop destinations for travellers, but the craziness of trying to get to your boarding gate makes salmon swimming upstream

look easy. And don’t get us started about returning from an international destination through passenger-packed MIA. With the physical distance and time spent between wheels down to exiting the airport, with customs, immigration, baggage claim and security, sometimes you’d be better off jumping through a series of fiery hoops.



Departing from Fort Lauderdale — on a different level — is no walk in the park either, not due to massive back-ups, but due to airlines’ “now-you-see-them, now-you-don’t” non-stop offerings.

“How cleansing, is this isolation you might ask? Our group was able to stay here for five days — offline — and we’re happy to report we had not one thought about Marjorie Taylor Greene pass through our collective minds.”

When entire airlines implode, (Norwegian, this means you) non-stop service to places like Paris, Copenhagen, Madrid and so on, can disappear, seemingly overnight. Another case in point:

JetBlue’s fabulous, nonstop service to Palm Springs International. This nonstop flight reduced a sometimes slogging, 12-hour travel time down to one 5.5-hour flight. With its introduction, the sister cities were finally connected. Hallelujah!

Alas, that dream disappeared in a puff of glittery smoke. It will come back, but most likely only your Ouija board knows when. Until then, what better way to unwind after travel than by picking a destination that lets you erase the world of schedules and technology completely? A place that would make nature lovers and minimalists weep with joy. We found it... just outside the bright lights and pool parties of Palm Springs, California in nearby Joshua Tree.



The C-House as this Airbnb rental is known, is situated at the edge of Joshua Tree National Park, a hiking, rock-climbing wonderland where two desert ecosystems — the Mojave and Colorado — come together. The C-House can act as an immaculate, five-star base camp as it offers three bedrooms (each with a king-sized bed) and two baths, sleeping six comfortably. And when we say comfortably, we mean just that.

Built in the Desert Modernist style, C-House has wide expanses of glass, and two wings that caress a private courtyard offering spectacular mountain views and a feeling of cleansing isolation. How cleansing, you might ask? We were able to stay here for five days, offline, and are happy to report we had not one

thought about Marjorie Taylor Green pass through our collective minds.

While C-House is indeed in a nature-inspired location, guests aren't required to drink peyote tea and commune with Yucca lizards. Although we never turned them on, there are flat screen TVs for your viewing pleasure, and the house (sigh) does indeed have WiFi.

After a day of hiking, (be sure and finish before sunset as the temperature drops from “bake” to “chill” in about 30 minutes) you can return to C-House for a dip in the pool or, better yet, just flip the jets on in the huge, in-ground whirlpool and replay your day while



sipping a Napa Valley pinot grigio. A linear, outdoor fireplace make the living room in the C-House the perfect place to relax... but the owners of this home didn't want you deprived, so there is another

“While the house is in a nature-inspired location, guests aren't required to drink peyote tea and commune with Yucca lizards. There are flat screen TVs, and the house (sigh) does indeed have Wi-Fi.”

one of these outside, by the pool. They didn't skimp on the fittings and finishes either. Take for example the primary bathroom, which is fitted with a floating, dual vanity and a step-in shower with two, huge rainshowers, and plenty of room for two... or three! The

kitchen has been meticulously planned, and is finished in a veined, white, engineered quartz, has a work island, and built-in breakfast table. Don't want to cook while you vacation? Outstanding dining options are just minutes away in Palm Springs.

Hosted by Airbnb “superhost” Somewhere Management, the C-House gets consistently high ratings, scoring a 4.89 rating out of 5, with over 120 reviews. Of course for housekeeping issues, they have a manager on call. Whether you are looking for a quiet escape to work on your new book, a luxurious base camp for exploring the 700,000+ acres of Joshua Tree National Park, or just a spot to relax during the day and enjoy tremendous stargazing at night, the C-House is it. Find it up online at airbnb.com/rooms/43287659

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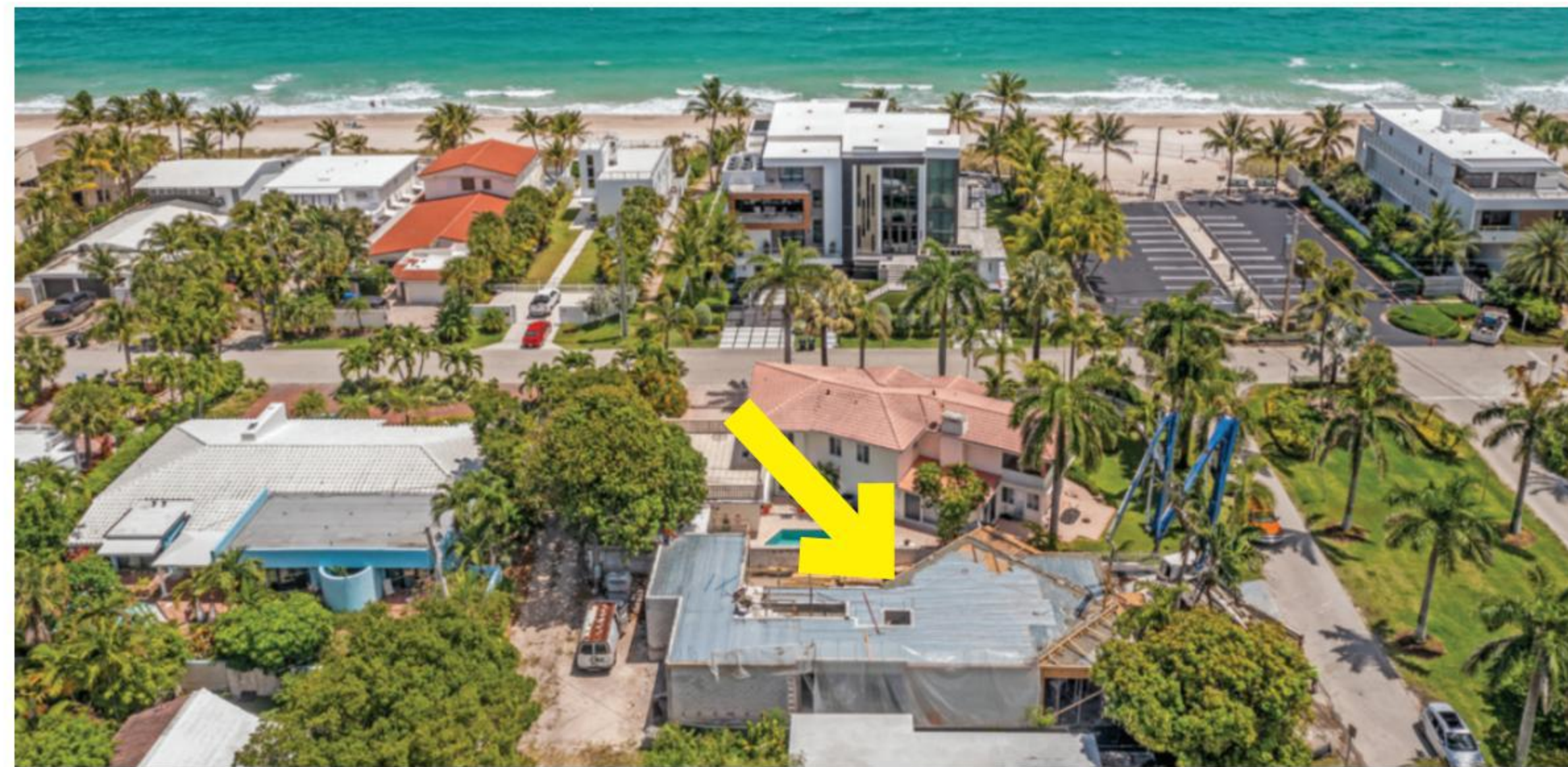
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ISLAND

NON-STOP DESTINATIONS FROM FLL



Montreal, Canada

C'EST CHAUD: A NEW OLD WORLD HOT SPOT REIGNITES



MONTREAL IS ROARING BACK TO LIFE. It was one of the last cities in the hemisphere to reopen restaurants, bars, and music venues, while relaunching its renown festivals. Newly re-opened and in some cases rebooted cultural ed-spaces offer an almost paralyzing breadth of opportunities for arts lovers starved of in-person activities for two long years. Spring is exploding, spreading vibrant slashes of colors throughout this green city, along its mighty waterways and in its lush parks, humming with vitality. Montreal welcomes visitors with a unique blend of Old-World French traditions and brisk North American efficiency; the Paris of North America knows how to throw a party while

able to function perfectly well at work the next day.

Montreal is an outdoor city of neighborhoods from ancient to ultramodern to explore, gorgeous viewing spots, and a stunning array of reinvigorated festivals whether you love graffiti art (MURAL Festival; June 9-19); auto racing (Formula 1 Grand Prix; June 19); music (Jazz Festival; June 30-July 9); comedy (Just for Laugh Festival; July 13-31); Indie music (Osheaga Festival; July 29-31); or diversity (Pride week; August 1-7). Through October, Moment Factory, geniuses of light installations, have created Aura, aurabasiliquemontreal.com/en a unique light show experience in the interior of Montreal's glorious basilica.

The city has announced the return of the summertime-only beachfront experience, Au Pied du Courant aupiedducourant.ca along the St. Lawrence River as well as the second-annual Asian market, a massive outdoor food event in Chinatown (at the corner of Saint-Laurent and René-Lévesque) June to September. First-time visitors should head to the top of Mount Royal (which, of course, lent the city its name) for gobsmacking views, then join everyone else in the Plateau area, the perfect place to swan about soaking up the French-iest vibe in the city, full of French stores, restaurants, and bars with terraces punctuating the characteristic Montreal architecture. All this walking about will require a restorative half day at Bota Bota, botabota.ca/en/ a unique and high-end though welcoming spa floating on a ferry anchored in the old port of Montreal.

This is an excellent time to visit Montreal. Not only is the weather warming but as of press time \$1 in U.S. currency fetches you about \$1.25 in Canadian dollars, meaning that something priced at \$100 in Canadian dollars will cost you about \$79 U.S. For more trip-planning information, visit Montreal's visitor website. mtl.org/en

Chic stays

Our top choice for accommodations is Hôtel Le Germain Montréal, germainhotels.com/en which underwent extensive renovations just before the pandemic. Located downtown, steps away from Sainte-Catherine Street shopping and the Métro (subway) system, the hotel, whose façade is graced by a beautiful, colorful mural, is also close to Mount-Royal Park. The Hôtel Humanité Montréal, humanitihotel.com situated between downtown and Old Montreal is steps away from shopping, restaurants, muse-



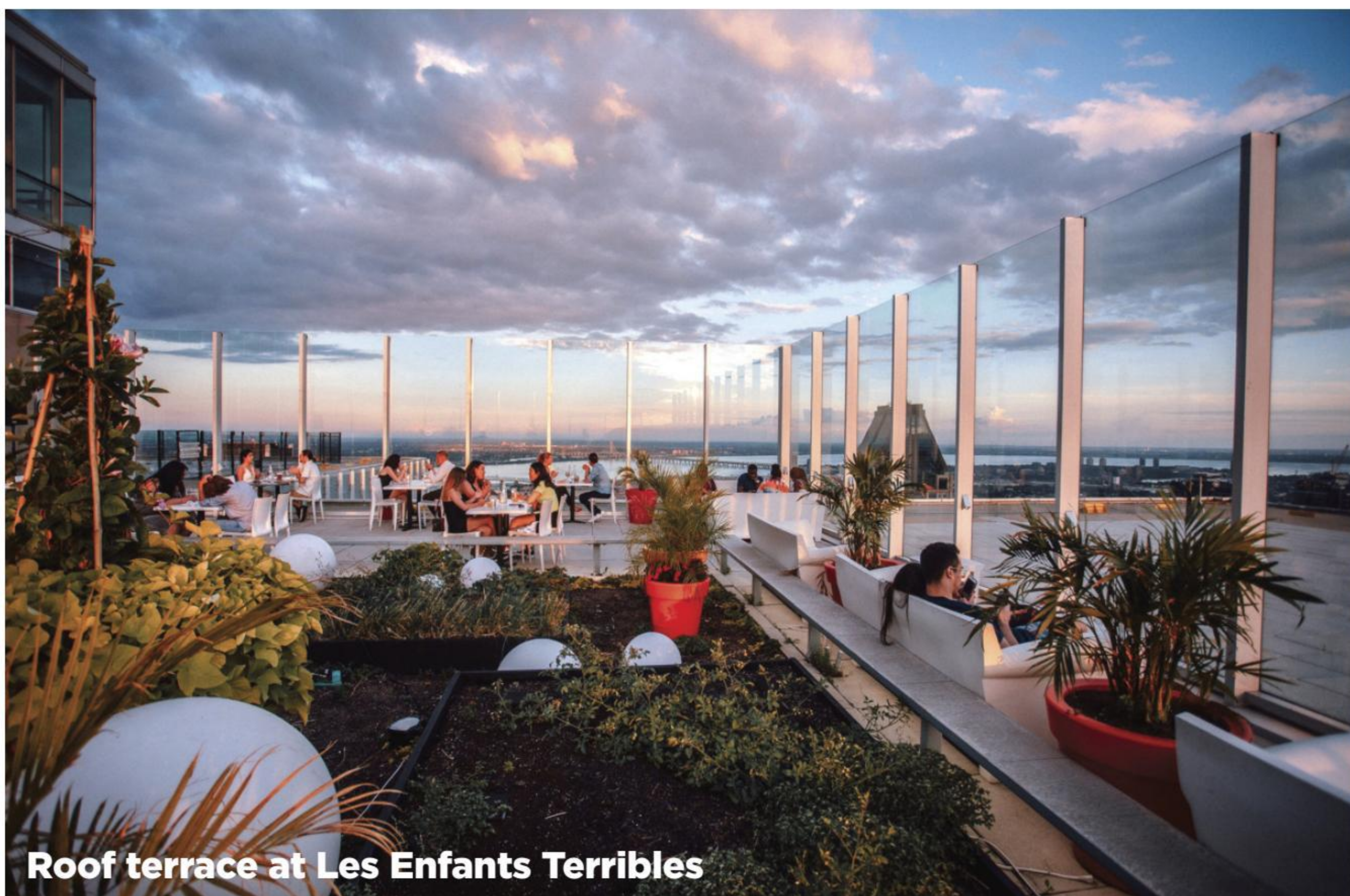
Apartment suite at Hôtel Le Germain Montréal



Still shot of Moment Factory's Aura, a light show experience at Montreal's basilica.



Taverne Marion



Roof terrace at Les Enfants Terribles



Le Grand Foyer at Bord'Elle

ums and more. Bonvoy points collectors note: The hotel is the Province of Quebec's first Marriott Autograph collection hotel and Montreal's first 'evolved vertical community' featuring a city within the building, capped by an outdoor pool overlooking the city center.

Bring a très bon appétit

There are almost too many choices in Montreal, a long-time foodie capital which has celebrated farm to table since, well, the first farms and tables in 17th-century Canada. Les Enfants Terribles jesuisunenfantterrible.com/place-ville-marie is a trendy restaurant located on the rooftop of Place Ville Marie, one of the highest towers in downtown. The view is breathtaking and the food is mouth-watering. Try the grilled octopus. Located at the swank William-Gray Hotel hotelwilliamgray.com (another great spot to consider for your weekend stay) in Old Montreal, Maggie Oakes offers a wide choice of grilled meals with plenty of vegetarian options. The décor reflects the charm of the oldest neighborhood in North America and the classic luxury of the hotel. Another highly recommended choice in Old Montreal, Monarque, restaurantmonarque.ca a luxurious chef-driven restaurant with a fancy dining room and more casual brasserie, has been garnering rave reviews since its opening in 2018.

Stirring cocktails

Located in the heart of Old Montreal (Place Jacques-Cartier), Le Jardin Nelson jardinnelson.com/en is one of the best outdoor spots in the city to sip a libation, nibble French bistro specials and enjoy live jazz in an intoxicatingly magical French atmosphere. Grab a drink or three at Midway Taverne, tavernemidway.com a Montreal institution that has been open since 1927 on "The Main" (what locals call lower St Laurent Boulevard, the onetime red-light district). It's new brother property, Taverne Marion, tavernemarion.com is a bit less touristy and located in a super fun part of the Gay Village which is increasingly attracting a more mixed crowd. Get a swirly cocktail and a nibble while you ogle the hip crowd. Bord'Elle bordelle.ca/the-venue offers three super cool venues to imbibe, people watch and enjoy spectacular performances — Le Grand Foyer, an over-the-top 1920s space; the Whiskey Parlor; and the Champagne Lounge.

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



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MOVING TO THE NEXT LEVEL

[Oakland Park knows what its downtown wants to be.]

Text John T. O'Connor

Locked away in the Library of Congress and at the New York Historical Society are records and drawings that offer a glimpse of the short-lived epoch of Floranada, a brilliant development that crashed and burned. Most of today's Oakland Park sits on top of Floranada's flapper-era dream, a dream that evaporated due to the Florida East Coast Railroad's self-imposed embargo on delivery of construction materials in 1925. The subsequent land bust of 1926 sent upper crust investors with last names like Dodge and Pillsbury scuttling away. The Floranada Corporation found itself insolvent by



the summer of 1926, and after a flurry of legal activity the town of Oakland Park was formed in 1929.

Although Oakland Park was, and is, the antithesis of Floranada, its leaders today have one thing in common with

their predecessors: vision. Now, just a few years before the city's 100th birthday, that vision is being built. All of it seems to be falling in place in the past couple of years, from the selection of downtown Oakland Park over Wilton Manors as the most likely spot for a new Brightline

At six-stories and 82 feet in height, the mixed-use Sky Building straddles NE 38th Street with a sky bridge.



to create an aesthetically uniform vision, tying together projects in a ten-year redevelopment plan.

The words of Daniel Burnham — the architect and city planner of Chicago’s golden years — spoken over 100

The “Sky Building” as it is called, is a departure in many ways, but one of its most progressive was the formation of a public/private partnership to see this through to fruition without draining City coffers until they read “E”.

years ago sound like they might be today’s mantra at both Oakland Park’s City Hall and the offices of Zyscovich: *“Make no little plans; they have no magic to stir men’s blood and probably themselves will not be realized”* Burnham said. Zyscovich seems to have taken those words to heart as current projects on their drawing boards and those shown at City Council meetings are nothing less than transformative and as such have been lauded, protested, adapted and more.

Want proof? Take a look at just one project going up soon at Dixie Highway and NE 38th Street, across from the rail lines, the Funky Buddha Brewery and the eight-acre Jaco Pastorius Park.

The “Sky Building” as it is called, is a departure in many ways, but one of its most progressive was the formation of a public/private partnership to see this through to fruition without draining City coffers until they read “E”. Needing a larger City Hall complex — not to mention downtown Oakland Park’s need for density to help businesses thrive, they entered a partnership with NR Investments to create a two-building, mixed-use development with 136 residential units, 16,000 square feet of retail/restaurant space, as well as a spanking new City Hall. And although its six-story height might make folks

rail station to the final plans for a 19.7 acre City Park that include a library as well as a community center. Those are just two of numerous projects going on in Oakland Park, but there are plenty more as the City has smartly partnered with the Miami-based architecture firm, Zyscovich

Zyzcovich uses a number of materials and design elements at the Sky Building that promise reappear in their other projects designed for Oakland Park.



Although its six-story height might make folks in Fort Lauderdale yawn, in Oakland Park, the partnering firm had to do everything — up to but not including — Salome’s *Dance of the Seven Veils* to get it approved.

in Fort Lauderdale proper yawn, in Oakland Park, that added height is a big deal. To get that additional height the partnering firm had to do everything — up to but not including — Salome’s *Dance of the Seven Veils* to get it approved. To get the additional height, they added a sky bridge connecting the buildings for safety, created additional garage parking spaces and set the buildings back, creating two plazas and a much wider sidewalk in front of the Sky Building. At the same time, this allowed room for outdoor dining (thankfully) activating the street.

All of this is indeed a big deal for a city whose downtown core seemed stuck in amber until just a few years ago. I’d say “the sky’s the limit” for Oakland Park’s future, but apparently, it’s not.



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A DECO CLASSIC REVITALIZED



A CLASSIC, MIAMI BEACH STUDIO AT THE HELEN MAR IS REBORN

Text John T. O'Connor **Photos** Myro Rosky

Interior designer Robert Reda knows his history. He's designed period-inspired interiors at Fort Lauderdale's Sea Tower, the boomerang-shaped, Mid-Century Modern landmark by architect Igor Plevitzky that has graced an oceanfront site on Lauderdale Beach since 1957. Recently, Reda decided to try his hand at the architectural period that put Miami Beach on the map: Art Deco. He ended up finding just the right project at the Helen Mar, a 1936 wonder designed by Robert E. Collins that exudes the modern elegance of the Jazz Age. We recently met with Reda to have a look at the final result of his work on one of Helen Mar's studio apartments.

ISLAND: Give us a little back-story here. How did this particular building end up on your radar?

Robert Reda: My partner Ken and I first became aware of The Helen Mar 25 years ago while on vacation in Miami. We both immediately fell in love with this Art Deco masterpiece. It was



Martinique, a wallpaper made famous by Don Loper in 1942, covers one wall in the studio. A pair of vintage torcheres flank the fireplace while two figural table lamps by Mariana Von Allesch bring in a later period.



completed in 1936. Each time we'd drive down Collins Avenue we'd comment on the beauty of that particular building and how it reflected on the water of Lake Pancoast.

On one of our drives to Miami Beach last year, we drove into the lush neighborhood that surrounds the building to get a peek at it close up. It was clear how well it has been maintained and restored over the years. The stark black and white striped facade against the soft yellow, green and terra-cotta stucco is truly striking. The cast concrete reliefs that adorn the building remain intact and are beautiful.

So how did your "love affair from afar" turn into ownership?

On that ride I did a quick search to see if any of the apartments were available for purchase. There was just one listing for a large studio... Within a week we had negotiated with the seller and were on our way to owning a small piece of this landmark.

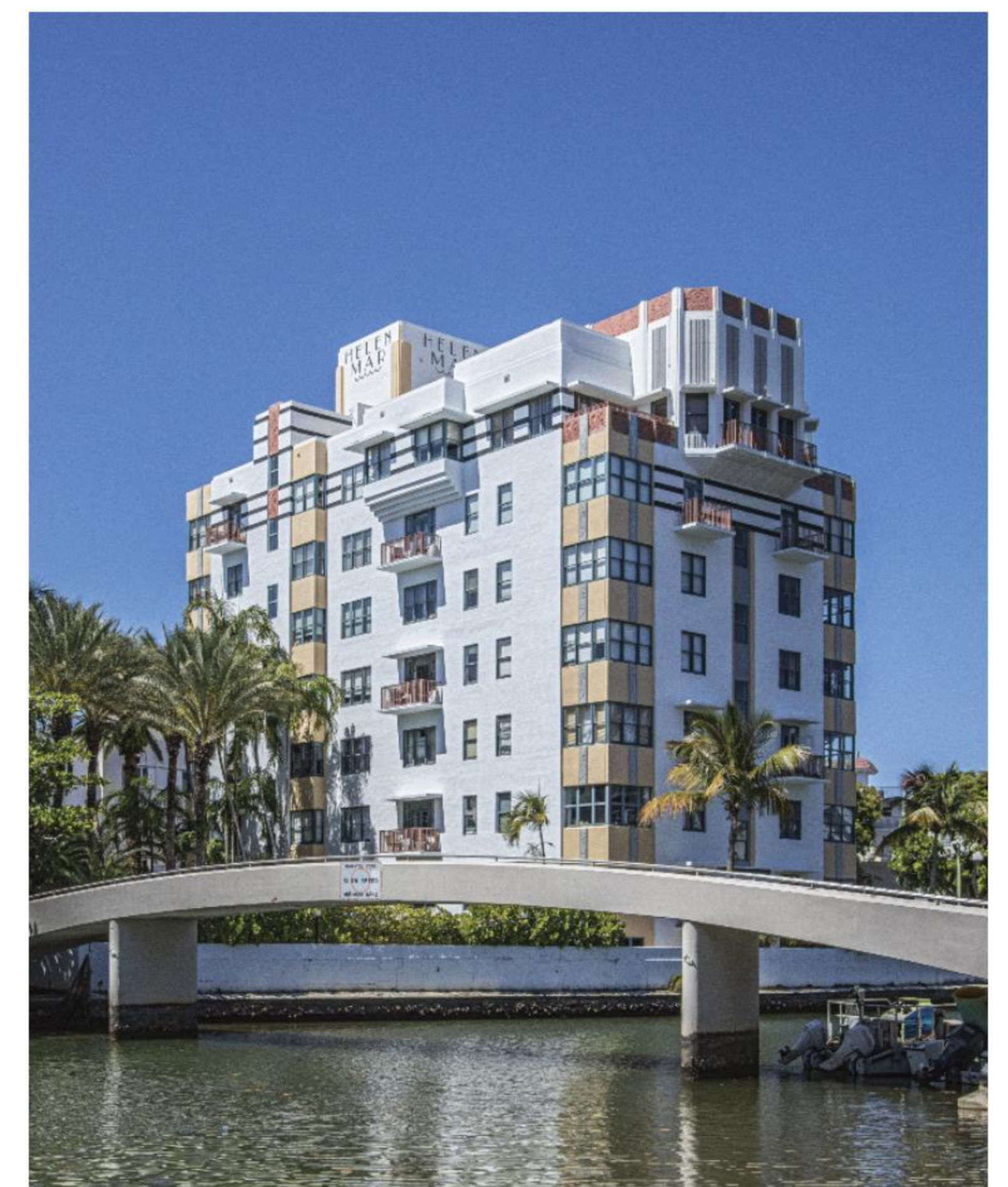
I love real estate and have been known to purchase an apartment just so I can have a renovating / decorating project! After years of focusing on Mid Century design, I was excited to tackle an Art Deco-inspired interior. This studio was in total disrepair and we had no idea how we planned to use it but it was a challenge I was ready for.

So, you rolled up your sleeves and dove right into this earlier epoch of design... one that Miami Beach is known for the world over now, what were your inspirations for this particular space? What were you going after?

I wanted to stay true to the Art Deco design of the building but with a modern, 'glam' edge. While just a studio, the apartment has 10-foot ceilings so it allowed for a bit of drama. I wanted to incorporate the iconic Martinique wallpaper which was designed by Don Loper in 1942 exclusively for the Beverly Hills Hotel. It is such a classic and recognizable pattern... In pop culture, it's known as the tropical pattern used in Blanche's bedroom on *The Golden Girls*. I decided to use the new platinum color combination. The pale blues and greys of the wallpaper created the palette for the whole apartment.

What are some of the other finishes you chose here?

For flooring, I used white, glossy 48" by 48" porcelain tiles with grey



The Helen Mar was saved from destruction when it was purchased in 1987 for \$1.4 million, restored and converted into 86 condominiums.



The kitchen was modified by Reda with beveled mirror panels on the cabinets and a mirrored backsplash. A period poster graces the wall next to Reda's own, framed work.

veining. They were installed throughout the oversized main room, kitchen, dressing room and bathroom to give a continuity to the space. Velvet fabrics, polished silver metals, mirrored accents and charcoal grey marble were used throughout. I chose large, deco-inspired ceiling fixtures for impact, and I mixed mounted, vintage posters along side some of my own work.

When I first saw the finished apartment, I was bowled over. It all works perfectly together... and in a studio! My secret name for it is "49 Shades of Gray." You have vintage furnishings mingled with pieces that anyone can purchase... and the mix is seamless. Which of these pieces is most special to you?

The pair of vintage, Art Deco floor lamps that flank the mantel

would have to be one. They're from the New York-based collector Harry Greenberger. I love the pair of black, signed, Mariana Von Allesch male & female lamps. They were found at Jasper Kane in Fort Lauderdale and are used on a deco-style desk bought at CB2. Another "mix" as you called it, would be the vintage mirrored credenza, which acts as a footboard for a contemporary bed and offers storage for linens.

Now that the studio is complete, what do you like most about it?

We like *all* of it, but the best part is that it's like having our cool boutique hotel in the middle of Miami Beach.

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*Human thermal sensation to air movement frequency, Yizai Xia, Rongyi Zhao and Weiquan Xu (2000)



GREATROOM

COLLABORATING TO CREATE THE PERFECT SPACE

Text Mary Dugan

For designer Tammy Lopez, it was clear from the beginning: This whole-home renovation, one that meant everything from space planning, plumbing and electric, selecting finishes and furnishings, would be a team effort. Lopez knows her limits... and when to bring in the big guns. Having a long established relationship with Salbo Construction, she felt confident the interior architecture would dovetail perfectly with what she was planning for this house, in particular its wide open great room.

Lopez had some inspirational input from the client, and over a period of several months, moved from stage to stage; design, demo, build-out and furnishing. "This particular project became one of our most challenging," the designer told us, "We were

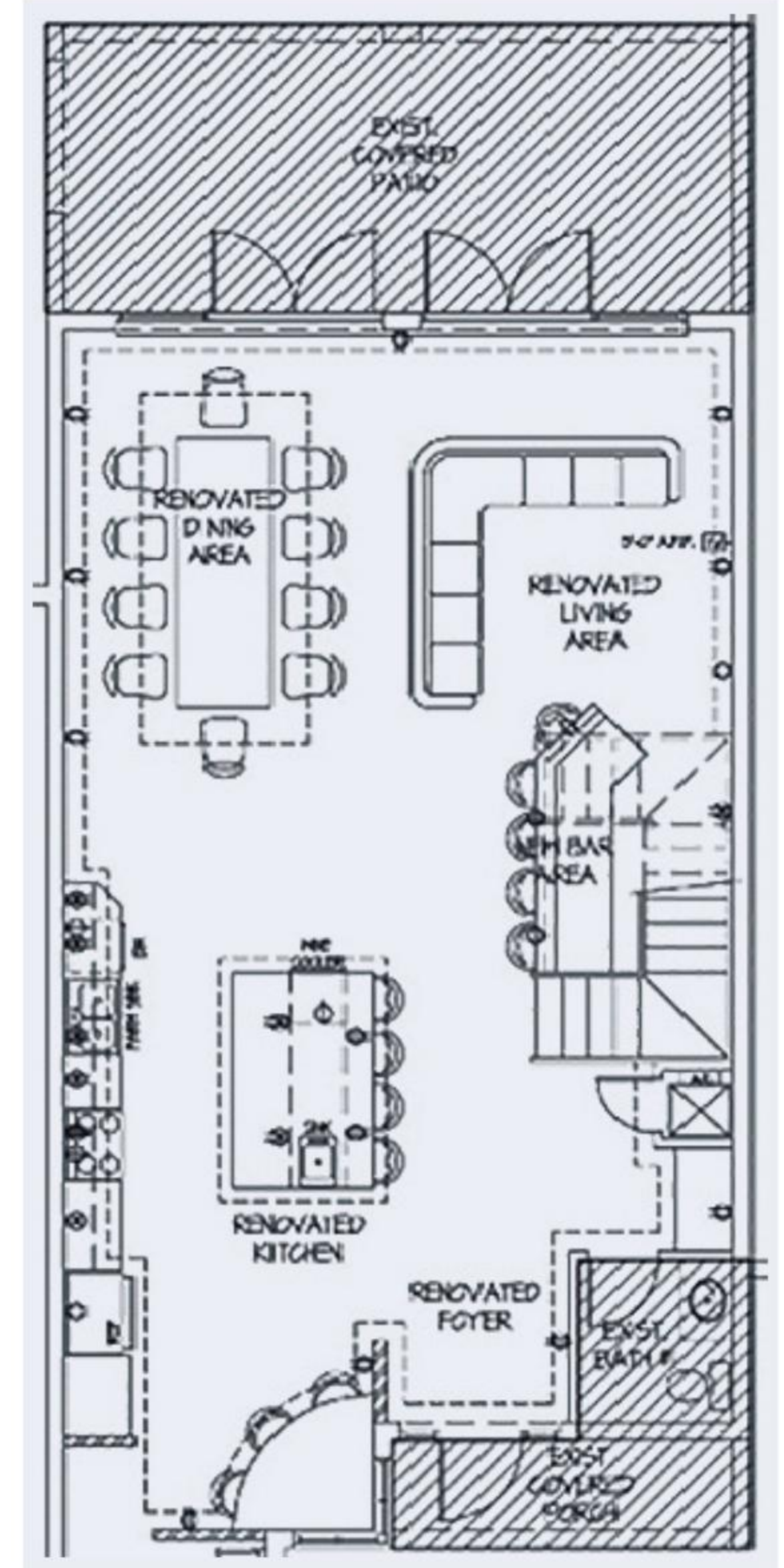




dealing with long delays and the shortage of supplies due to Covid.” In the end, Lopez was happy to have the extra time to fine tune the project and source exactly the pieces she thought would work best. Case in point: finding the right light fixture for the staircase. Getting it just right, according to the designer, was not as easy as one might think. “That *first* project actually became the *last* project,” Lopez told us, “It took some time to work it out. In my mind, it was like surgery. Each piece was sourced out. From the light bulbs and cables to the canopy and socket cover.”

In the end, if the finished great room is any indication, all the pieces of the puzzle fell into place and all the boxes the client wanted checked — linear fireplace with built-in flatscreen TV above, open bar, exposed wine closet, etcetera — were completed.

It’s been a few years now, since the great room concept swept the nation. It’s clear from the plan Salbo and Lopez came up with, they understand this new aesthetic completely. No more closed off kitchen made for servants, no more formal dining rooms and living rooms just for show. This house is 180 degrees away from formal. It is elegant, but relaxed and most importantly, *comfortable*.



Removing the old kitchen and reconfiguring the space allowed multiple uses to flow seamlessly.



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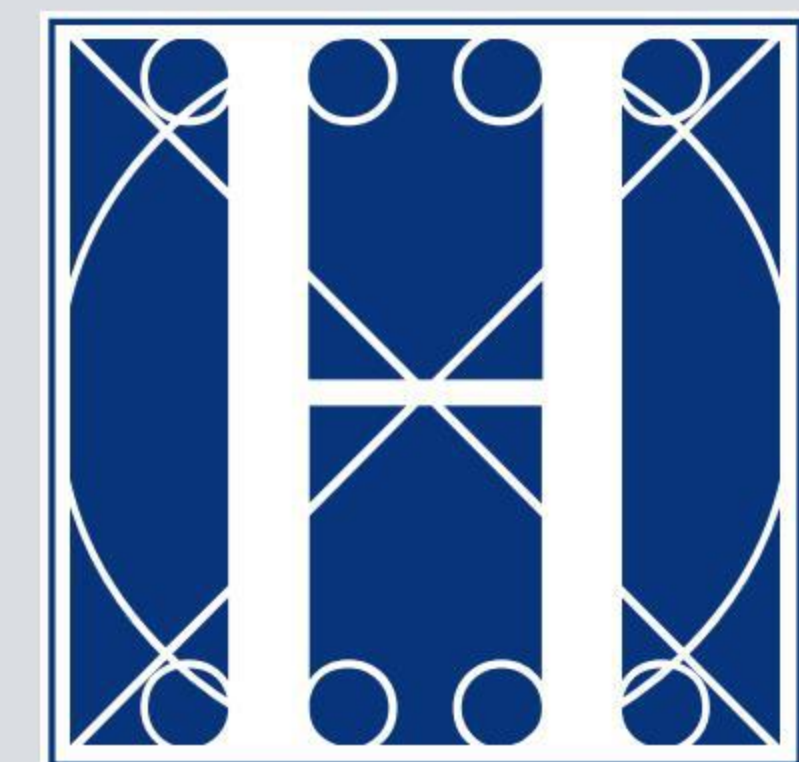
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Point Lot

Paradise

ONE OF THE BEST THINGS about living in Fort Lauderdale has got to be its extensive water frontage. Over 150 miles of rivers and canals are added to the both the Intracoastal and the Atlantic, which of course run the

text Maria Sanchez length of the city. You can live in a rental apartment, a condominium, a co-op or a single family home and watch the boats, kayaks and paddleboards pass. It's exhilarating in some spots, and intensely calming in others.

To my mind, the ultimate has to be residing on a point lot, those enviable pieces of land that stick out on the

Located on the South Fork of the New River, this 6-bedroom, 7-bath home offers over 7,500 square feet of living space and is set, jewel-like on a nearly one-acre lot.

ends of our canals. One of these recently came on the market in the Riverland neighborhood in Fort Lauderdale. Jim Cunningham of One Sotheby's International Realty is representing the sellers of this sprawling Transitional style home that boasts of a whopping 540 linear feet on the water. Located on the South Fork of the New River, this six-bedroom, seven-bath home offers over 7,500 square feet of living space and is set, jewel-like on a nearly one-acre lot.

Entertaining spaces on the first level have polished travertine floors with matching, travertine baseboards.



The home's fireplaced living room is two stories in height, and wrapped in floor-to-ceiling glass, framing dense, tropical plantings beyond. Automated shades can be raised and lowered remotely in this and other rooms in the home.

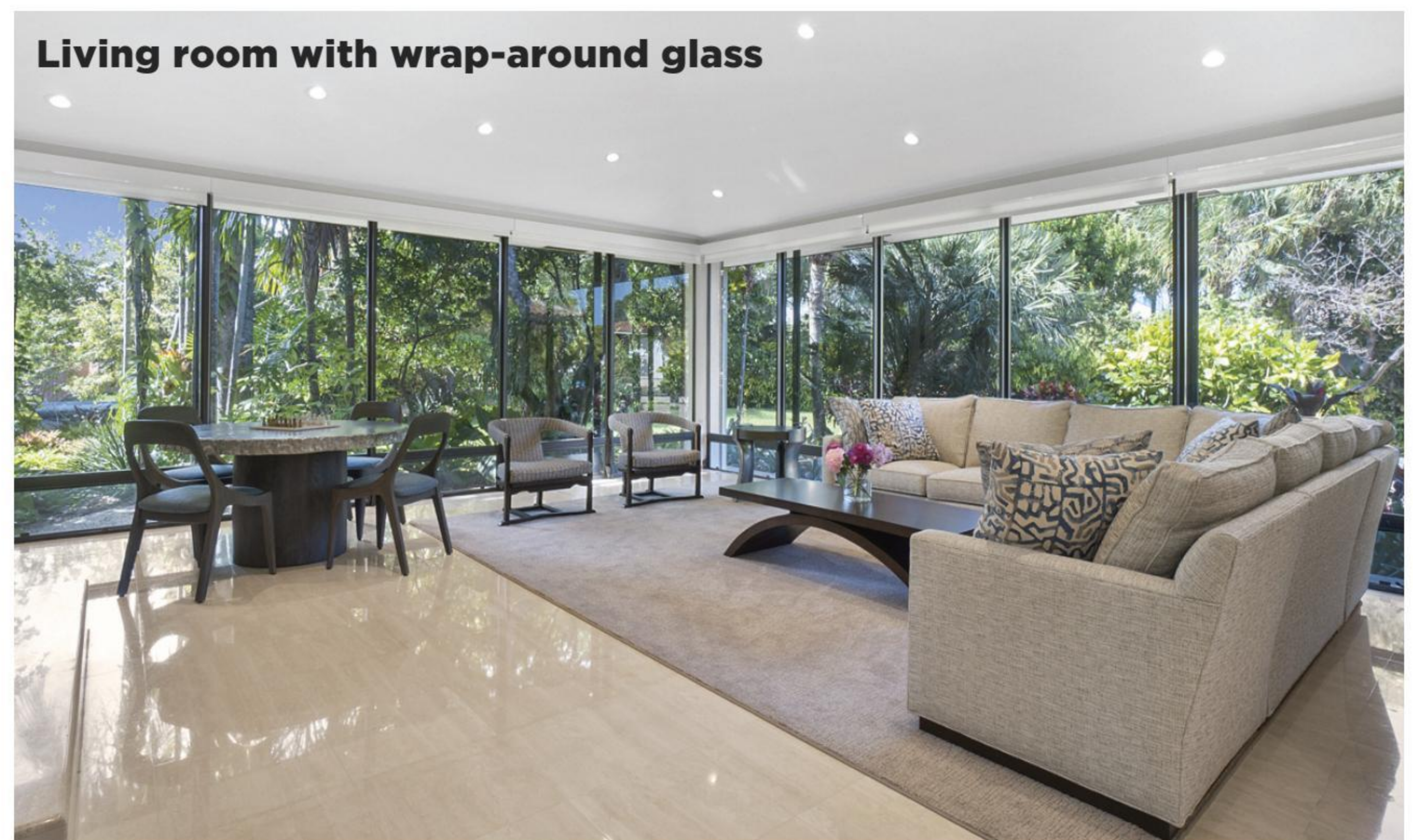
This home revels in its secluded, point lot location. Facing the water is a custom swimming pool surrounded by coral stone decking, as well as a complete dining pavilion with full, outdoor kitchen.

A huge family room opens onto a massive, covered terrace, itself facing the pool and waterway beyond. Four ceiling fans cool this outside space, which is lit by dimmable, recessed lighting, as it the rest of the residence. Walk through this family room to the kitchen, which also opens onto the pool. A true, chef's kitchen, the space was finished with a massive work island, handle-free wood cabinetry and top of the line appliances like a Wolf, gas, six-burner professional range with double ovens, restaurant grade exhaust fan, Sub-Zero refrigerator and freezer, warming drawers, two dishwashers and more.

A sun-drenched staircase to the bedroom level has a custom, satin-finished brass railing that works beautifully with travertine stairs. On the 2nd level, the primary bedroom suite has a hardwood floor laid in a chevron pattern and a sweeping, covered outdoor terrace with long water views. The primary suite bath is spa-like in every way, with dual floating vanities, soaking tub, frameless glass shower and a bidet and toilet neatly concealed separately behind sandblasted glass. Done in the European style, the bath is finished with wall-to-wall Calacatta marble, as are the walls, which are sheathed floor to ceiling. The home offers an additional five bedrooms and five baths on this level.

This home revels in its secluded, point lot location. Facing the water is a custom pool surrounded by coral stone decking, as well as a complete dining pavilion with full, outdoor kitchen.

It may sound hackneyed to use the term tropical oasis, but that's exactly the phrase that comes to mind again and again. Long water views, absolute privacy and a 120-foot long dock for mooring your boat sealed the deal for us. Now we just need to scrape up the asking price of \$5.5 million.



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I heard you two were off to Fire Island Pines for the summer, but not to worry, ISLAND is delivered there too, door-to-door! And Biff, this summer, avoid those bushes where you got that rash!



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The 59th Venice Art Biennale presented 1433 artworks from 213 artists heralding from 58 countries. Additionally, 80 countries hosted individual pavilions.

la Biennale



The City as Art

Venice once again hosts the Biennale of Art

text Hilary Lewis

AFTER A PANDEMIC-INDUCED HIATUS since its 2019 edition, one of the biggest international art gatherings opens in late April and will run through November. Venice's esteemed *International Art Exhibition of La Biennale di Venezia*, colloquially known as the Venice Biennale, opens its many pavilions the week after Easter. It will yet again be the attractor of museum directors, artists, curators, patrons and anyone else who loves connecting with the thinking of the global art world. One could argue that this could happen anywhere, but the fact that this is in Venice, Italy – as it has been since 1895 – in a city that is an artwork itself, makes the whole enterprise an extraordinary study in how art can transform culture, travel, urbanism and life itself.

For 2022, this is the 59th edition of the Art Biennale. (There are separate iterations including architecture, cinema, dance, music and theater, but the art version is the big daddy of them all.) The pandemic delayed what should have been its opening last year (it was replaced by the 2020 architecture edition that had been moved up to 2021). The change of a year is most remarkable for the fact that apart from a break during WWII, the Biennale has mostly occurred like clockwork since its inception in 1895.

It goes without saying that it is worth jumping on an airplane (or two) to make your way to Venice for this cavalcade of art experiences, which range from videos installed in palazzos and churches and sculptures incongruously juxtaposed with facades and piazzas to in-depth exhibitions and conceptual installations. What may matter most about the Biennale is what it can teach us about how art can lift a city to an entirely different level of cultural meaning. This is truly an example of the whole being greater than the sum of its parts. The magic of Palladio's S. Giorgio Mag-

giore isn't just the classical splendor of its architecture, but that it is a backdrop to stunningly challenging installations, both in the plaza in front of the church and within its exquisite nave. You experience both the art and the architecture differently by combining the two.

Seeing the Biennale in Venice is to be reminded that art can be integrated into every physical experience, and be enhanced by architecture, climate and an engaging crowd of global citizens.

This year's biennale is curated by Ceclia Alemani, an Italian based in New York, who oversees art installations on Manhattan's Highline, another example of art-meets-urbanism. *The Milk of Dreams* is her chosen title for this year's edition, which refers to the work of surrealist artist Leonora Carrington. According to Alemani, Carrington describes a world "where life is constantly re-envisioned through the prism of the imagination." Sounds like a perfect antidote to the limiting world of the pandemic.

Seeing the Biennale in Venice is to be reminded that art can be integrated into every physical experience, and can be enhanced by architecture, climate and an engaging crowd of global citizens. Sure, Venice is unique, but couldn't such a celebration also come to our shores? We have the canals, sun, blue water and a wealth of innovative architecture. The Biennale is a call to those who visit it to reimagine their own urban environments as the greatest of artistic platforms. The city as museum, gallery and host to artistic endeavors? That's the lesson of the enduring cycle of artistic offerings in Venice. We should definitely take note.'

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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ADULT BEVERAGES ON THE BARRIER ISLAND

From the Ritz to the Wreck Bar these are the drinks you have to try!

text Sybil Robert

Illustration Rollin McGrail

It's May. And with the throngs of happy, Spring Break revelers and Tortuga Music festival groupies a quickly fading memory, we hereby declare it safe to return to the beach! While those two events are terrific, filling hotels and restaurants along the ocean, we love the (relative) peace that May brings. Why not celebrate its return by sampling a few libations at the very places that were nearly impossible to get into just a month ago?

The beach scene has completely changed here, and those who lived through its incredible transformation remember when the "restaurant scene" on the beach meant Howard Johnson's and cocktails meant wet t-shirt contests at Shooter's or a bottle of Miller at Penrod's. Alas, those days are long gone, and over a period of 30 years the beachfront slowly morphed... a Ritz-Carlton here, a W Hotel there. The Fort Lauderdale oceanfront has grown up, as have its options for dining. Takato, Lona Cucina, G&B Oyster Bar, Sea

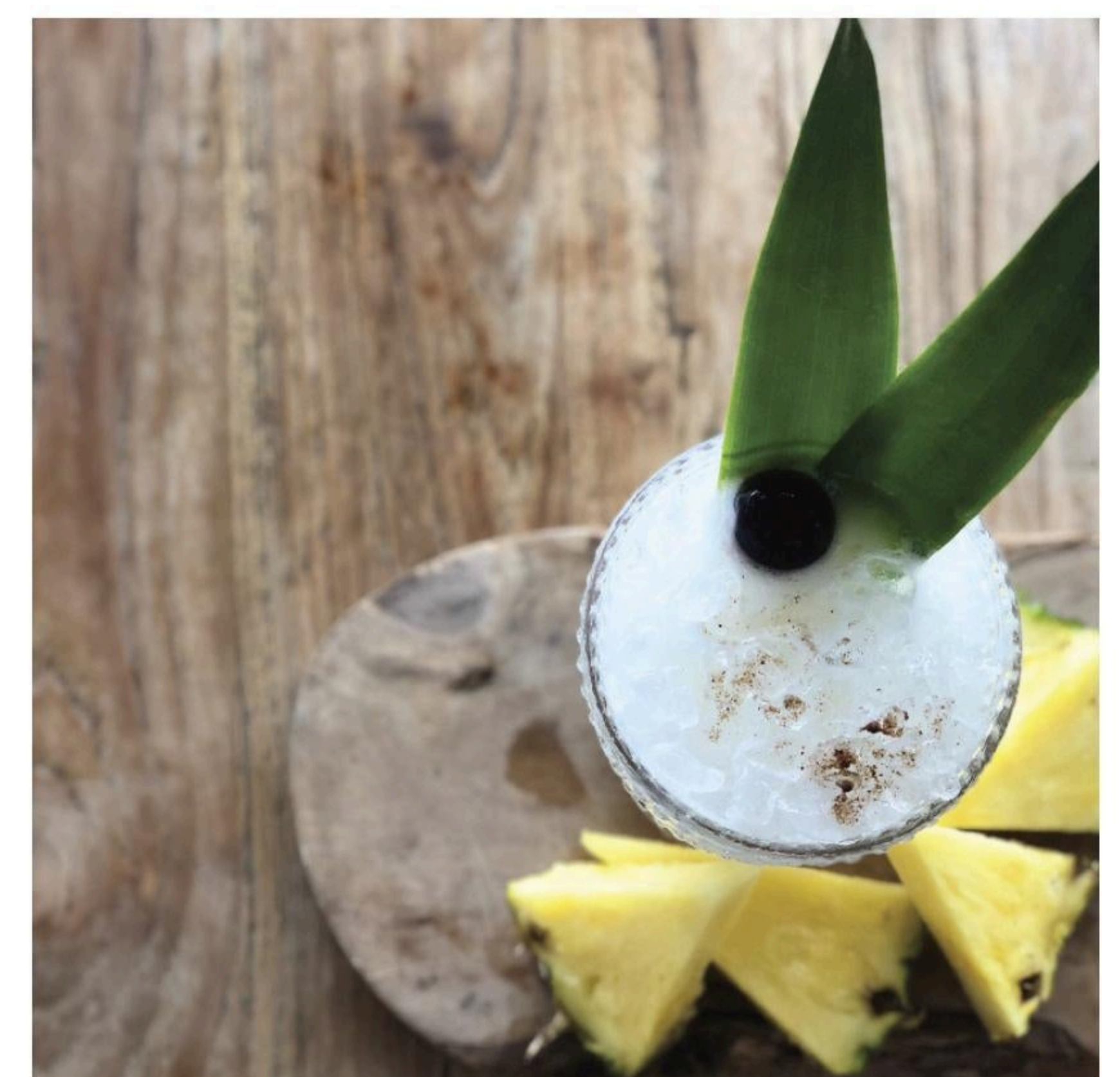
Level, Evelyn's, Burlock Coast and the Village Café are just a few of our favorites... for just a drink, or a peaceful dinner out.



THE 1919 at Evelyn's

At *ISLAND*, we are all pushovers for anything with the red Italian bitter liqueur known as Campari, so on our first visit to Evelyn's, now open at the new Four Seasons Hotel we had to try the **THE 1919**. This concoction of Bombay Sapphire gin, strawberry-infused

Campari and a vermouth known as Carpano Antica Formula was a delight. Just be aware: drinks at Evelyn's don't come cheap. This one was \$20 a pop... but with a terrific lunch menu and that ocean view... we're hooked. Evelyn's faces the pool deck at the new Four Seasons, 525 N. Ft. Lauderdale Beach Blvd.

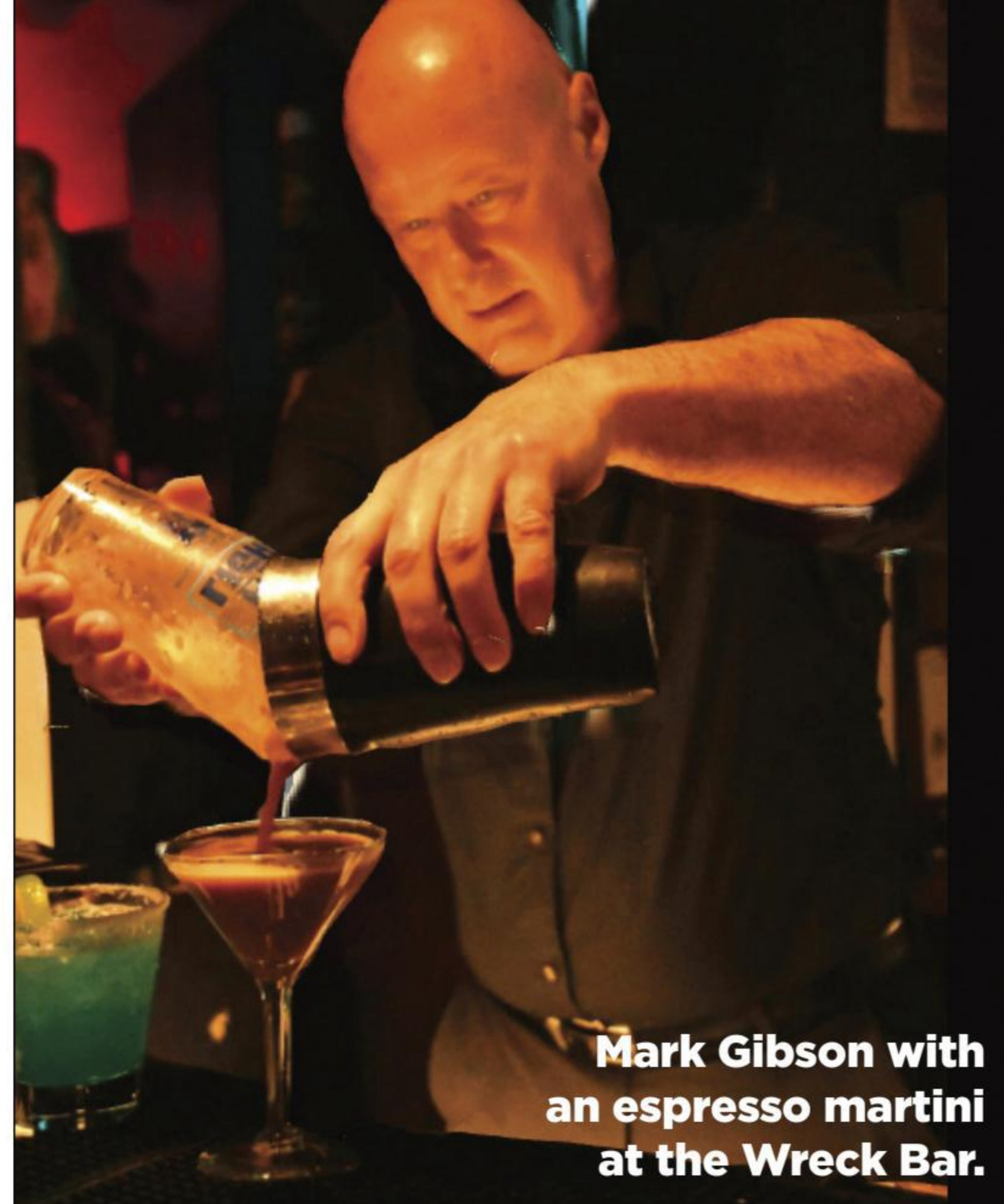


COASTAL COLADA at Burlock Coast

Leave it to the Ritz-Carlton to have a "rum room" with over 150 rums from around the world. At Burlock Coast, the



A glass of Silver Peak Pinot Noir & charcuterie at the Wine Garden.



Mark Gibson with an espresso martini at the Wreck Bar.



Mixing it up at the Ritz-Carlton's Burlock Coast

in-house restaurant with outdoor, covered dining overlooking the beach, they have just that. So a rum-centric cocktail menu here makes absolute sense. If you are not sampling from their collection, try a beverage they call a **Coastal Colada**. Made with coconut rum, coconut milk, pineapple, simple syrup, lime and Myers dark rum, it's truly the Gold Coast in a glass. You'll find Burlock Coast at 1 N. Fort Lauderdale Beach Blvd.

Silver Peak Pinot at the Wine Garden

Taking advantage of the interstitial space between two mid-century buildings in North Beach Village is the Wine Garden. Fun, funky and relaxed, the Wine Garden could just as easily be in Rome's Trastevere neighborhood. Take your time, order their Salumi & Formaggio and pick a wine you think works best with this charcuterie board of cheeses, meats and dried fruit. We like the Silver Peak Pinot Noir. The Wine Garden is located at 608 Breakers Avenue in North Beach Village.

MAI TAI at the Wreck Bar

With the Mai Kai on hiatus for renovations, the only other place you're going to find the perfect **Mai Tai** is at the Wreck Bar on the ground floor of the B Ocean Hotel. While we can personally vouch for all the drinks here, we love the Wreck bar's magic mix of Cruzan black and Cruzan white rum, Orange Curacao, Orgeat, fresh lime and a drizzle of grenadine. Just make sure you Uber home! The Wreck Bar is off the lobby at the B Ocean, 1140 Seabreeze Blvd.



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Fisherman's Cobb Salad






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Everyone's talking about Lunch at Evelyn's

text Sybil Robert

Whisperings about what dining options might be unveiled at the new Four Seasons Hotel and Residences began about the time they started excavation and foundation prep work. It's been a long time coming, but the doors are officially open. If you're visiting on foot, you can enter the building on Windamar Street. Turn right at the hotel entrance and you'll meander through the lobby, finding elevators hidden around a far corner. Take a ride up to the third level, walk towards the pool deck and on your right you'll find the entrance to Evelyn's.

Entering Evelyn's is indeed like walking into the main dining salon at a chic yacht club. Beautiful banquettes with marble-topped tables make the most of ocean and pool deck views, especially when the concertina-style doors are opened. The dining room is polished perfection, and we'd expect nothing less from the Four Seasons, but our favorite spot to dine has to be the adjacent terrace.

Beautifully appointed, the terrace offers teak tables and variety of seating options. We've been for lunch several times and the vibe is relaxed, never noisy. Soft Brazilian music wafts through the space, moved by a warm sea breeze. While there is plenty to choose from on the menu, the food leans toward the eastern Mediterranean. Wondering what's for lunch? Think: oysters with pomegranate mignonette, house-baked pita with spreads like smoked eggplant, classic hummus or — our favorite — the charred red pepper. All of this is perfect for sharing. For a main dish, Evelyn's chicken shawarma was excellent. At the other end of the spectrum, but also exceptional is the Maine lobster roll with saffron aioli.

Make sure, before you depart, to share an order of their cardamom donuts with rose syrup and vanilla diplomat. Made fresh and served hot, they're a real treat. Now that we've mastered lunch, we'll have to come back for dinner. Stay tuned.

Evelyn's Fort Lauderdale
Four Seasons Hotel and Residences
525 N. Fort Lauderdale Beach Blvd.
754.336.3100

Evelyn's indoor dining room is evocative of a modern yacht club.



Evelyn's outdoor terrace is perfect for sharing small plates to sample their Mediterranean-inspired menu.



COVID 19, FACEMASKS AND quarantines, as well as wait staff and line cooks who seemed to vanish overnight, has had restaurant businesses across the globe playing a demented game of musical chairs for the last two years. Fort Lauderdale is no different, and for some restaurants that were just making a go of it financially before the pandemic, its dreaded arrival was the last nail in the coffin.

Alas, when a door closes, a window opens... A window of opportunity that is. Some restaurant groups just slowed their openings a bit, slowing down on build-outs or renovations, biding their time until the crowds returned. Such is the case with newly opened Batch Southern Kitchen & Bar.

The owners already had a blockbuster of a restaurant in West Palm Beach as well as Batch Gastropub in Miami and Delray Beach... Fort Lauderdale's exploding Flagler Village seemed just the right spot to open their second location. Besides, this space, fitted out for an earlier restaurant venue, had the added advantage of outdoor, courtyard dining and lots of it. The space was set far back from the street, making outdoor dining even more pleasant. Big and open, this blue jeans and t-shirt establishment is the place to go for deliciousness with starters like crab cakes made from lump blue crab and served with a spicy remoulade or deviled eggs with crème fraiche and chives. The herb-roasted Florida oysters are not to be missed.

Batch is the place for Southern specialties like their blackened shrimp heaped onto a deep dish of white cheddar and jalapeno grits. Umm, yes, please!

Coming for weekend brunch? Don't miss their pecan cinnamon rolls. These pecan-covered, glazed goodies come six to an order, served in a cast iron skillet. Made with blackstrap molasses, pecan

Batch whiskey and brown sugar. We'll take those, four tall, iced coffees and relax in the open air with friends... perfection.

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BATCH

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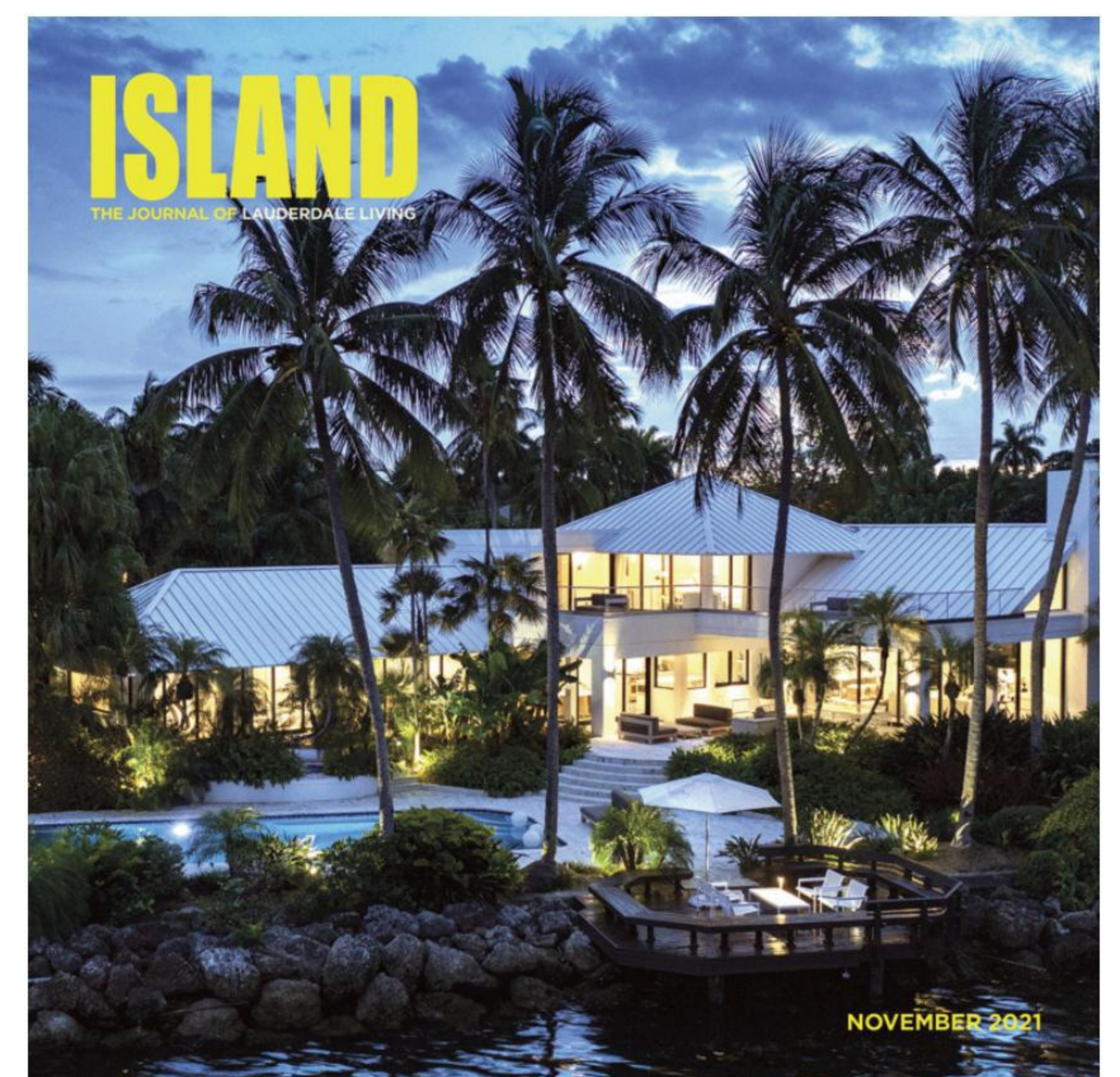
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BURDINE'S

Text John T. O'Connor

IN FORT LAUDERDALE, urban archeology is all about carefully uncovering the layers. What you see, in some cases, may be deceiving, as Fort Lauderdale is a place where buildings seem to be erased from the urban fabric about as quickly as chalk is erased from a blackboard.

Case in point: the Broward County Government Center on Andrews Avenue. This fluorescent-lit dungeon where homeowners can pay their property tax bills in person was once a sparkling showplace of American consumerism, a

sleek and sprawling Burdine's department store. It was designed and built by Abbott, Merkt and Company, who were best known for their design of structures with complex functions, like department stores for Saks and Company, B. Altman, and H.H. Macy's as well as airline terminals for Pan Am at Idlewild, (later JFK) and terminal B at Newark International Airport.

The sleek, International Style building had just a touch of the curving lines seen in the Streamline Moderne style that pre-

ceded it by a few years, and a style similar to Burdine's other two branch stores of that era, both designed by Weed, Russell, Johnson & Associates. But what truly set this building apart was what lay inside. The 195,000 square foot emporium (according to records from the Department Store Museum... Yes, Virginia there is such a thing) was designed by Eleanor Le Maire, a prolific, New York based interior designer who had made quite a name for herself with projects ranging from Bullock's Wilshire in Los Angeles to Neiman Marcus' flagship Dallas store in 1940.

While the Fort Lauderdale store had been in the planning stages since 1944, full-scale construction did not begin until the end of WWII. The interiors of this Burdine's branch were breathtakingly spacious, as seen in numerous photographs taken by famed architectural photographer Ezra Stoller in 1948. These included of course, fine ladies apparel, shoe boutiques and of course Burdine's famous Hibiscus Tea Room, for the ladies who lunch. Le Maire was responsible for design of all three shopping levels, but the task was just another job in the life of the woman who would be asked to design interiors as varied as the Studebaker automobile, Miami's New Yorker Hotel and the Busch Stadium in St. Louis. Le Maire would go on to design the interiors for Neiman Marcus' Bal Harbour shop years later.

When Burdine's succumbed to mall mania in 1980, moving from their downtown location to The Galleria, the giant building on North Andrews Avenue was sold to the County and subsequently stripped and redesigned for its current, less glamorous life of bureaucratic use.

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View from a waterfront home in the Sunrise Intracoastal neighborhood, Courtesy of Jim Cunningham and Joe Ando, One Sotheby's Intl. Realty..

WATERFRONT LIVING

text Mary Dugan

There is something about the azure waters of the Atlantic that never ceases to captivate. The ocean's undulating surface glinting in the tropical sun, the curling of its waves, have a mesmerizing effect. Framed by swaying coconut palms that line the miles of uninterrupted Fort Lauderdale shoreline, our ocean somehow defines us. Here, in a city sometimes called "The Venice of America"

THE PEACE OF LIVING ON THE MIDDLE RIVER, THE EXCITEMENT OF YACHTS TRAVELLING THE INTRACOASTAL, THE SHEAR AWE THE OPEN ATLANTIC INSPIRES... THEY ARE ALL A LURE OTHER CITIES SIMPLY CANNOT MATCH.

the fascination with life on the water extends miles west of our shoreline. Developers here saw this city's potential 100 years ago when they started planning mile after mile of languid canals. Even earlier, the dredging of the Intracoastal Waterway, designed purely to provide a safe, navigable route for shipping, had the added bonus of creating safe passage for yachts and pleasure craft. Over time, our water frontage has encapsulated our character.

On The Market Waterfront



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: **The Keyes Company**
 Contact: **518.210.5394**



Address: **1761 SE 7th Street**
 Description: **4 bed, 4.5 bath, pool, waterfront**
 Size: **5,872 Square Feet**
 Asking Price: **\$11,495,000**
 Listing Agent: **Julie Jones-Bernard**
 Company: **Florida Luxurious Props.**
 Contact: **954.328.3665**



Address: **1981 NE 15th Ave (townhs)**
 Description: **2 bed, 1.5 bath pool, waterfront**
 Size: **1,056 Square Feet**
 Asking Price: **\$410,000**
 Listing Agent: **Krisztina Kupfer**
 Company: **Re/MAX Experience**
 Contact: **954.296.5155**

It's no wonder folks who move here from say, 87th and Lexington in Manhattan, Tremont Street in Boston, Chagrin Fall in Cleveland or a thousand other places search for homes on our waterways. The peace of living on the Middle River, the excitement of yachts travelling the Intracoastal, the sheer awe the wide open Atlantic inspires... they are all a lure other cities simply cannot match.

YES, YOU CAN (AND PEOPLE DO) SPEND \$30,000,000 FOR A DYNASTY-STYLE MANSION HERE, BUT YOU CAN STILL FIND A DREAMY, WATERFRONT CO-OP RESIDENCE FOR SAY \$300,000.

The best part for us is that different parts of our 150 miles or so of waterways are just that — different. While living along canals in Wilton Manors or Oakland Park means kayaks, paddleboards and small boats due to fixed bridges, life on the Las Olas Isles or Harbor Beach, both of which have no fixed bridges, means open access to the Atlantic... and that means yachts of all sizes cruising the waterways. But living on the water doesn't have to mean

you have investment accounts that rival those of Jeff Bezos. Life on the water here comes in all sizes and price points. Yes, you can (and people do) spend \$30,000,000 for a *Dynasty*-style mansion here, but you can still find a dreamy, waterfront co-op residence for say \$300,000.

There are no "Private Property" signs on the miles of sandy beaches in egalitarian Fort Lauderdale. All are welcoming to the public. Having said that, some are harder to get to, making them almost deserted... and very desirable. Among these is the little neighborhood of Lauderdale Beach, hugging the Atlantic from about NE 21st Street to Oakland Park Boulevard, a super-quiet stretch with what we hear offers up phenomenal snorkeling opportunities. Another is the Harbor Inlet / Harbor Isles neighborhood, where sand stretches out a good 600 foot from fabulous mid-century era condominium and co-op buildings allowing residents to throw open the drapes and feel like they are on some sort of permanent vacation.

On these pages we bring you just a tiny sampling of what to expect... showing you three properties currently on the market today, as well as three recently closed sales.

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Recently Sold Waterfront



Address: **2100 S. Ocean Lane #2212**
Description: **2 bed, 2 bath pool, waterfront**
Size: **1,880 Square Feet**

Asking Price: **\$1,395,000**
Sale Price: **\$1,300,000**
Listing Agent: **Martha Buckley**
Company: **Coldwell Banker Realty**



Address: **341 N. Birch Road #209**
Description: **2 bed, 2 bath, pool, waterfront**
Size: **946 Square Feet**

Asking Price: **\$949,000**
Sale Price: **\$939,000**
Listing Agent: **Donna Carbonara**
Company: **Douglas Elliman**



Address: **1601 SE 7th Street**
Description: **5 bed, 5.5 bath, pool, waterfront**
Size: **N.A. Square Feet**

Asking Price: **\$16,995,000**
Sale Price: **\$15,500,000**
Listing Agent: **Julie Jones-Bernard**
Company: **Florida Luxurious Props.**



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Sunrise Intracoastal

text Mary Dugan

FLY OVER FORT LAUDERDALE'S SUNRISE INTRACOASTAL neighborhood and you'll spy an almost Florida-shaped neighborhood lined with idyllic waterfront homes, some facing the Intracoastal while others face the Middle River and Sunrise Key, just beyond. Less than 6 blocks wide and 4 blocks from north to south, most in Fort Lauderdale have no idea where this neighborhood is, or how it is entered. And its denizens prefer it that way, thank you very much.

The peninsula remained undeveloped until Hugh Taylor Birch bequeathed it to Antioch College in 1943 along with what is now known as North Beach Village. The vision was to create an enclave of luxurious, single-family homes.

This 57-acre enclave of single-family homes and condominiums has but one entrance and no through traffic, making it an enclave of dreamy, quiet streets where walking and biking is a delight. Sunrise Intracoastal is undoubtedly one of the more serene neighborhoods in Fort Lauderdale, yet it is close to so much. Restaurants like Capitol Grill, Seasons 52 and Cooper's Hawk Winery are walking distance, as is the beach and the Galleria.

The peninsula remained undeveloped until Hugh Taylor Birch bequeathed it to Antioch College in 1943 along with what is now known as North Beach Vil-



Sunrise Intracoastal (above, center) comes to a point where the Middle River and Intracoastal Waterway converge.

On The Market in Sunrise Intracoastal



Address: **555 Middle River Drive**
 Description: **7 bed, 8.5 bath pool, waterfront**
 Size: **8,718 Square Feet**
 Asking Price: **\$8,595,000**
 Listing Agent: **Chad Carroll**
 Company: **Compass**
 Contact: **305.400.9507**



Address: **2400 NE 9th Street**
 Description: **2 bed, 1 bath pool**
 Size: **650 Square Feet**
 Asking Price: **\$196,000**
 Listing Agent: **Isabel Valencia**
 Company: **Alm Realty & Services**
 Contact: **954.809.5318**



Address: **920 Intracoastal Drive #1503**
 Description: **3 bed, 3.5 bath pool, waterfront**
 Size: **3,258 Square Feet**
 Asking Price: **\$3,800,000**
 Listing Agent: **Niki Higgins**
 Company: **Douglas Elliman**
 Contact: **954.828.1858**

lage. The vision was to create an enclave of luxurious, single-family homes both separate and distinct from the surrounding neighborhoods. By all accounts, this mission was achieved. The growing popularity of fiberglass boats in the early 1950s helped make the dream of carefree, waterfront living a reality in Fort Lauderdale just as Sunrise Intracoastal was being advertised. It's no surprise that the fifty-six waterfront lots along Middle River Drive and Intracoastal Drive attracted the well-to-do. With no fixed bridges between these homes and the ocean, Sunrise Intracoastal's waterfront properties have been consistently sought after and in 2022 that demand has driven prices ever higher.

At press time, there was only 1 single-family home on the market. Commanding spectacular views of the Middle River and Rio Barcelona Canal, this sprawling, seven bedroom, eight and a half bath home is a transitional contemporary with all the bells and whistles. There were nine other properties on the market at press time, all but two of them being condominiums hugging the Intracoastal Waterways and ranging in price from a low of

\$196,000 for a 1-bedroom, one bath hotel/co-op unit near the Galleria, to a 3-bedroom, 3.5-bath on the 15th floor at Aquablu, a high-rise condominium on the Intracoastal asking \$3,800,000. The outlier is a 2-bedroom, 2-bath, dry lot townhouse of 1,345 square feet asking \$720,000.

Sunrise Intracoastal is no stranger to the “build back bigger” craze that has swept across other neighborhoods in the past decade or two. And as prices continue to climb, the trend is especially noticeable on waterfront parcels.

Sunrise Intracoastal is no stranger to the “build back bigger” craze that has swept across other neighborhoods in the past decade or two. And as prices continue to climb, the trend is especially noticeable on waterfront parcels. The American dream of the mid-century era has succumbed to the seemingly inevitable pull to build ever-larger homes. Over 40% of the original waterfront homes have been demolished here since 1980 to make way for larger ones. This trend hasn't taken hold on the interior lots... yet.



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Recently Sold in Sunrise Intracoastal



Address: **888 Intracoastal Drive #12B**
 Description: **1 bed, 1.5 bath, pool, waterfront**
 Size: **850 Square Feet**

Asking Price: **\$429,000**
 Sale Price: **\$405,000**
 Listing Agent: **Michael Elliott**
 Company: **Charles Rutenberg Realty**



Address: **520 intracoastal Drive**
 Description: **4 bed, 5.5 bath, pool, waterfront**
 Size: **1,477 Square Feet**

Asking Price: **\$8,000,000**
 Sale Price: **\$7,850,000**
 Listing Agent: **Andrew Ziffer**
 Company: **Compass**



Address: **2325 NE 8th Street**
 Description: **3 bed, 3 bath, pool,**
 Size: **3,243 Square Feet**

Asking Price: **\$1,100,000**
 Sale Price: **\$1,118,000**
 Listing Agent: **Jeff Hopfensperger**
 Company: **Charles Rutenberg Realty**

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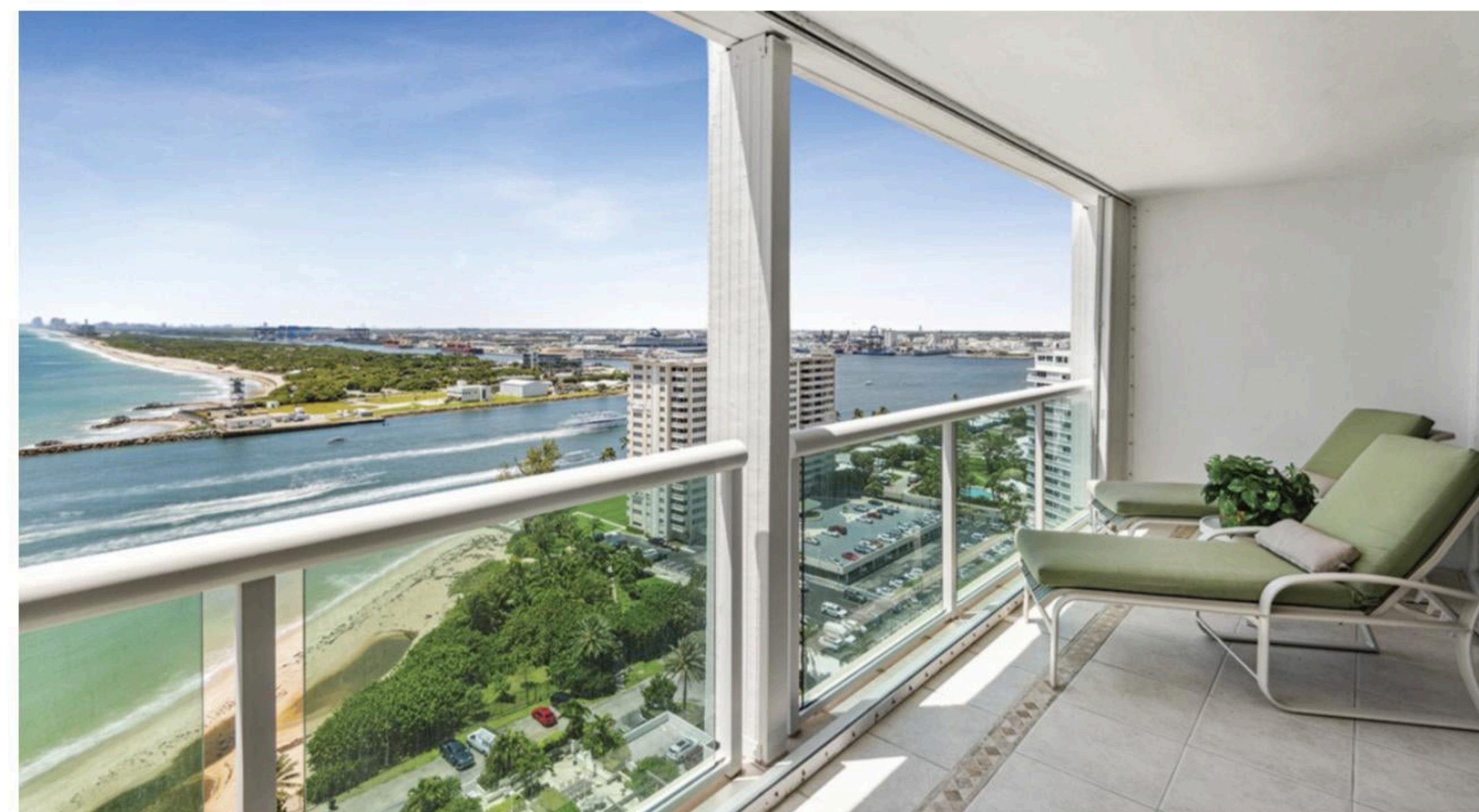
Point of Americas 1 - #1403

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



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Point of Americas 1 - #2006

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