

# ISLAND

THE JOURNAL OF LAUDERDALE LIVING



DECEMBER 2022



# CASAMAR

POMPANO BEACH



Elevated  
oceanfront living,  
directly  
*on the sand*

A JOURNEY UNDER THE SUN

POMPANO BEACH LIKE YOU'VE NEVER SEEN. RESIDENCES STARTING FROM \$1.8M  
900 N OCEAN BLVD, POMPANO BEACH, FL 33062 | SALES 954.364.0615 | CASAMARBEACH.COM

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. CASAMAR IS DEVELOPED BY PRH 900 NORTH OCEAN, LLC ("DEVELOPER") AND ANY CASAMAR OFFERING IS MADE ONLY BY THE DEVELOPER'S PROSPECTUS FOR THE CONDOMINIUM. THE DEVELOPER IS NOT INCORPORATED IN, LOCATED IN, NOR A RESIDENT OF, NEW YORK. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION OF AN OFFER TO BUY, CONDOMINIUM UNITS IN NEW YORK OR TO RESIDENTS OF NEW YORK, OR IN ANY OTHER JURISDICTION WHERE PROHIBITED BY LAW UNLESS THE CONDOMINIUM IS REGISTERED IN SUCH JURISDICTIONS OR EXEMPT. NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE DEVELOPER'S PROSPECTUS. ARCHITECTURAL DESIGN ELEMENTS MAY VARY FROM CONCEPT TO ACTUAL CONSTRUCTION. ALL DEPICTIONS ARE CONCEPTUAL. DEVELOPER, PURSUANT TO A LICENSE AGREEMENT, HAS A RIGHT TO USE THE TRADE NAMES, MARKS, AND LOGOS OF THE RELATED GROUP. CONSULT THE DEVELOPER'S PROSPECTUS FOR ALL TERMS, CONDITIONS, SPECIFICATIONS, AND UNIT DIMENSIONS. REPRODUCTION FOR PRIVATE OR COMMERCIAL USE IS NOT AUTHORIZED. 2022 © PRH 900 NORTH OCEAN LLC, UNLESS OTHERWISE NOTED, WITH ALL RIGHTS RESERVED.



# ISLAND

IN THIS ISSUE:



12 MODERN ON THE MARKET

## Designed for Florida Living

This sprawling new home at The Enclave was on the market, then sold in a flash through the Tom Wolf team at Re/Max Experience. It's no wonder why.

HOME FURNISHINGS 21

## Please Be Seated

Looks like the 70s are back! From the return of Mario Bellini's *Camaleonda* sofa to the low, dense *Carmo* sectional from Bo Concept, it's all good!



21 ARCHITECTURE + DESIGN

## Sculpture on a Grand Scale

New York-based firm, ODA is placing its design imprint on Fort Lauderdale a group of stunning residential towers.

INTERIOR FURNISHINGS 41

## Fort Lauderdale's Spine of Design

The past decade has seen a short stretch of N. Federal Highway become a magnet for home furnishings retail.



43 ARCHITECTURE + INTERIOR DESIGN

## Tara Bernerd Goes South

Hot on the wildly successful interiors Bernerd created for the Four Seasons Hotel & Residences in Fort Lauderdale, she's taken on The Perigon, by OMA.

**On the cover:** A home designed by ADA and built by Waterbrook builders. see story beginning on page 12.

COMPASS



# REDEFINING REAL ESTATE

## pro·fes·sion·al·ism

/pre'feSHenl,izem/

The combination of all the qualities that are connected with trained and skilled people.

Frequently lauded for their *professionalism* and integrity, The Performance Group has earned a reputation for creating partnerships with their clients that exceed expectations and goals.



Matt Bobby | Ron Lennen | Maureen Rotella  
Jeff Sullivan | Lindsey Erdmann

[theperformancegroup@compass.com](mailto:theperformancegroup@compass.com)



Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity.

## EVERYONE UNDER THE SUN

You might not have known this, but Greater Fort Lauderdale is called *home* by people from more than 170 countries speaking 147 different languages. That's a fact made easy to remember when you sit down to a mouthwatering dinner at a place like, Takato at The Conrad. There you'll savor dishes dreamt up by — and showing off the ancestry of — its Executive Chef, Taek Lee. But this same, uplifting diversity is just as apparent at the tiny Jamaican restaurant, Reggae Roots on N. Federal Highway. Owned and run by Alexis and Monique Clarke Brown, both Jamaican ex-pats who celebrate their homeland, through the food they place on

your table. This joyous diversity leaves no corner untouched in Greater Fort Lauderdale's sprawling grouping of cities, towns and neighborhoods. We love talking to the Italian owners of Dolce & Salato on Wilton Drive about the beauty of their hometown of Turin, just as much as we delight in bargaining with the gay couple who own an antique shop in Oakland Park... although there, it's to wrest control over a mint-condition Platner dining table on display in their front window!

Unlike some other Florida cities that still (somehow) take pride in their economic or cultural exclusivity, Fort Lauderdale revels in not sharing that mindset. Perhaps to coin a phrase: *Monocultures are boring*, the Fort Lauderdale we know and love is a come-as-you-are city

of guests and residents young and old, black, white and brown as well as gay, straight and trans. And whether you are a person with a disability or a triathlete, you are welcomed to soak up the sun and the atmosphere along our miles of beaches, at our sidewalk cafés, hotels, restaurants and so much more.

It's this diversity combined with the city's growth into a warm, welcoming destination that is at the very heart of Greater Fort Lauderdale's new branding campaign: "*Everyone Under the Sun*". The team at *Visit Lauderdale*, the official destination marketing organization for Greater Fort Lauderdale has just unveiled this messaging, which will be seen the world over through marketing, publicity opportunities and social media. We couldn't be more proud at how it underscores, through its imaging and written word, this city's celebration of inclusivity. So, as *ISLAND*'s first issue of this season hits the streets, we'd like to join their efforts with ours and say: Glad you're here with us in Fort Lauderdale... one of the world's most welcoming destinations!

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



Photos from the campaign underscore the diversity that helps bring visitors to today's Fort Lauderdale.



# SHOWING YOU THE WAY HOME!

Sell, Buy, Invest and Lease in the Fort Lauderdale Area!  
For over 20 years we have been satisfying our client's needs.



### 3 LOTS FROM THE BEACH

3319 N.E. 17th Street, Fort Lauderdale, FL  
4BR | 4BA | 2,538 Sq.Ft. • List Price: \$2,499,000



2324 Coral Ridge View Drive, Fort Lauderdale, FL  
4BR | 4FBA | 2.5 BA | 5,535 Sq.Ft.  
SOLD PRICE: \$5,650,000



4030 N.E. 25th Ave., Fort Lauderdale, FL  
5BR | 4.5 BA | 3,053 Sq.Ft.  
SOLD PRICE: \$3,250,000



441 N.E. 24th Street, Wilton Manors, FL  
3 BR | 3 BA | 2,240 Sq.Ft.  
SOLD PRICE: \$1,500,000



1601 N.E. 24th Street, Fort Lauderdale, FL  
4 BR | 4 BA | 2,756 Sq.Ft.  
SOLD PRICE: \$1,295,000



2201 N.E. 17th Terrace, Fort Lauderdale, FL  
3 BR | 2 BA | 2,145 Sq.Ft.  
SOLD PRICE: \$1,475,000

**TOM WOLF TEAM**

**RE/MAX**  
*Experience*

FERNANDO RODRIGUES  
Realtor®

TOM WOLF  
Broker Associate

BRIAN REPP  
Realtor®



## CONTACT US TODAY!

📞 954.709.2565

✉ Team@TomWolfRealtor.com

📘 TomWolfTeamSells

**TOMWOLFREALTOR.COM**



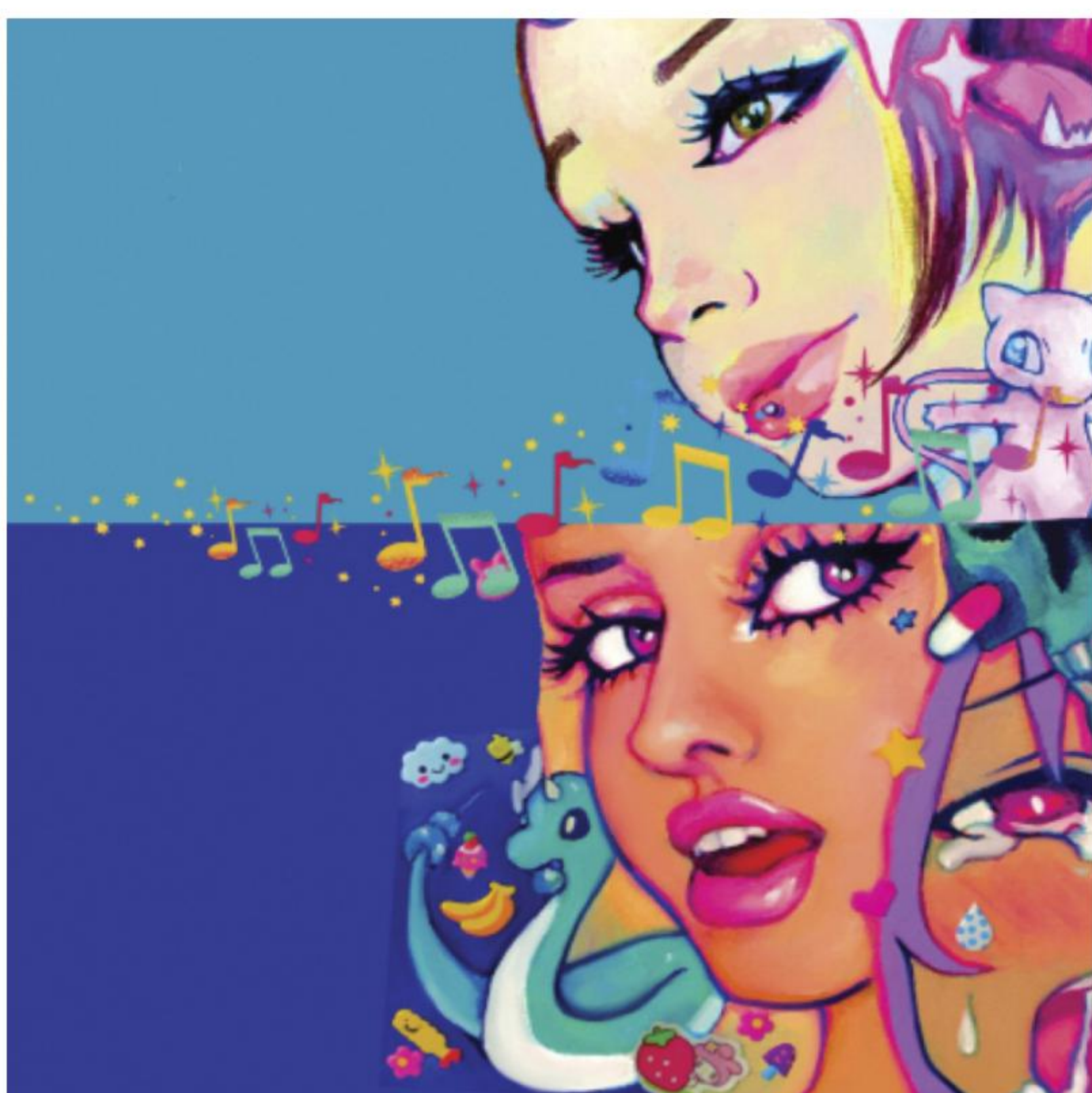
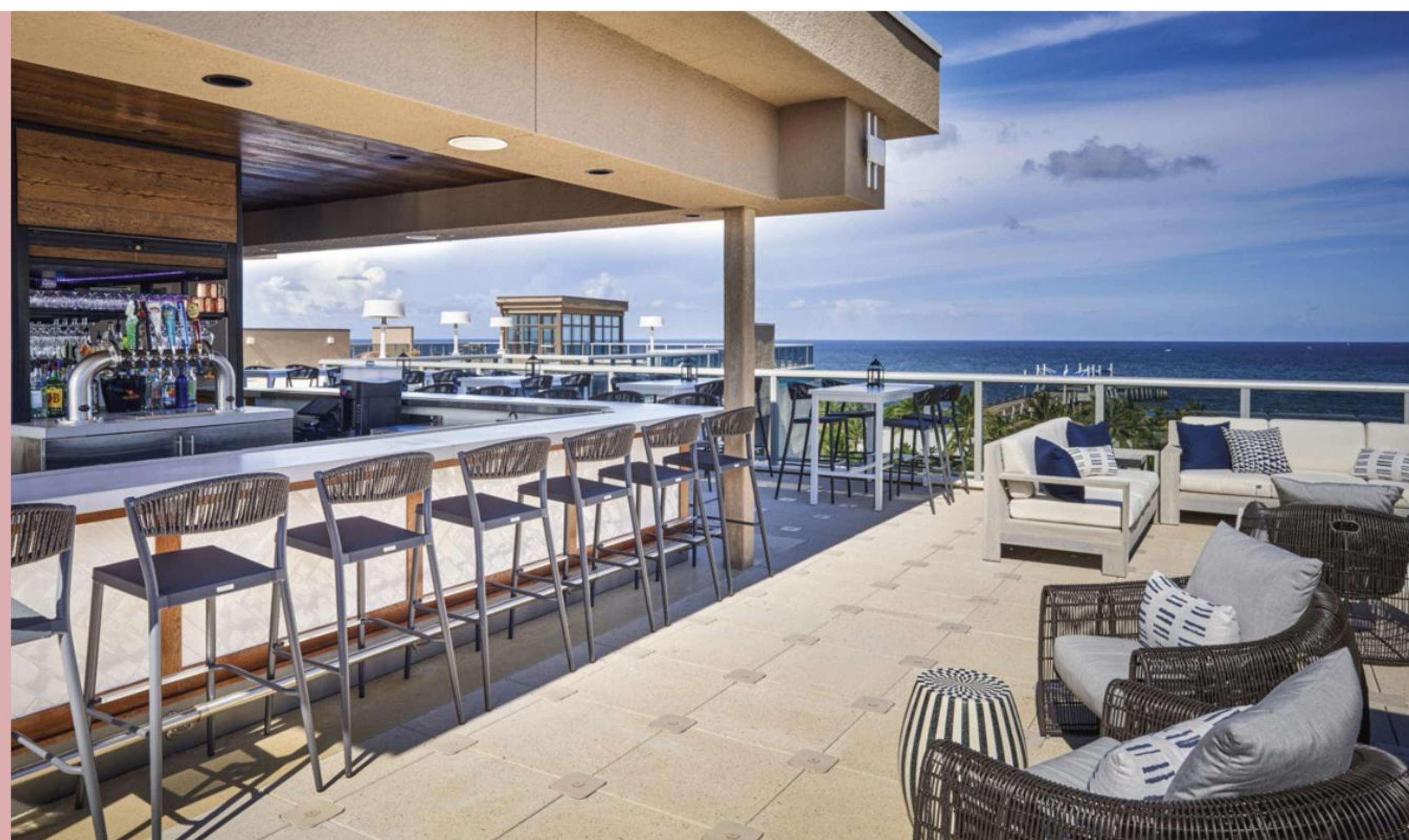


We'd bet a lot of our readers haven't visited the MASS District (music & Arts District South of Sunrise). But you can remedy that at the **Sunny Side Up's Holiday Artisan & Farmers Market** to be held from 12 - 4PM on December 11th. There, in the heart of the district, you'll find locally sourced fresh produce & artisanal goods from dozens of local vendors. You can also visit neighborhood anchors like Glitch Bar, Softea, Heritage, Poke Lolo, Batch Cookies and more, all within walking distance!

**Sunny Side Up Holiday Market | MASS District**  
**844 NE 4th Avenue [sunnysideupmarket.com](http://sunnysideupmarket.com)**

**ISLAND'S** discovery of the month has to be **Pier 6**, the rooftop lounge crowning the **Tru by Hilton** hotel on Pompano's "born again" barrier island. This new spot begs you to come early for the views, stay late for the libations, and enjoy its massive, open-air roof terrace furnished with comfortable loungers, high top tables and breezy bar. While Thursday - Sunday feature live music, Monday - Wednesday are made for those of us who simply want a drink with a view... Well, maybe with a shrimp cocktail... and Mahi Tacos... and Key Lime pie!

**Pier 6 Rooftop 200 N. Ocean Boulevard,**  
**Pompano Beach 954.943.2525**



**The Frank** hosts artist **Dreaming Android** for live painting during the monthly concert series **Savor The Sounds**. Witness the artist's painting techniques as she shows her creative process. Guests will watch a painting come to life as layers of paint build on the canvas over the course of the concert. This sensory-filled Sunday event offers art, music and food trucks for everyone to enjoy! Sunday, December 18th, 4PM - 7PM

**The Frank C. Ortis Art Gallery and Exhibit Hall**  
**601 City Center Way, Pembroke Pines**  
**954.392.2120**



Photo: B Ocean Hotel

**Mermaids & Mimosas** Alright, alright... so this weekly brunch might not be outside, but the mermaids are! While you munch on crispy bacon and scrambled eggs, and sip endless mimosas, mermaids dive into the sparkling blue waters at the B Ocean's pool, entertaining guests as they have since this classic, Mid-Century Modern landmark opened as the Yankee Clipper, 67 years ago. After the brunch, the "bottomless" mimosas and the show, step outside and walk the hotel's beachfront site, just as Joe Dimaggio and Marilyn Monroe did in the 1960s!

**B Ocean 1140 Seabreeze Blvd. Ft. Lauderdale**  
**Tickets: [boceanresort.com/mermaids-at-the-wreck-bar](http://boceanresort.com/mermaids-at-the-wreck-bar)**

**Riverwalk Jazz Brunch** is held the first Sunday of each month. Enjoy the smooth sounds of local jazz with family and friends at the free, outdoor **Revolution Live Sunday Jazz Brunch** live concert series from 11 a.m. to 2 p.m. along Fort Lauderdale's scenic Riverwalk.

One of downtown's most popular events, the Revolution Live Sunday Jazz Brunch invites everyone to bring their blankets, chairs and picnic baskets along with well-behaved, leashed pets to the Riverwalk Arts and Entertainment District for the best in local jazz. Try it out on December 4th and enjoy the Riverwalk as it was meant to be enjoyed!

**Sunday Jazz Brunch Esplanade Park at the Riverwalk**  
**For more info, go to [artscalendar.com/event/](http://artscalendar.com/event/)**



Photo: parks.fortlauderdale.gov



**Two if by Intracoastal?** With a kayak and paddleboard outpost at Bonnet House (900 N. Birch Road), **Fort Lauderdale Adventures** offers those skilled enough the opportunity to glide through the mangroves at Bonnet House and scoot across the Intracoastal to stealthfully glimpse at homes.. by water! Paddle by everything from 1950s landmarks to the sprawling Mediterranean and Modernist homes that line Coral Bay, Sunrise Bay and Seminole Drive, just a quarter mile away. **Bonus:** With your hour or longer rental, you get to spend the day on the 35-acre grounds of the Bonnet House Estate, free of charge! **Double Bonus:** book your ticket on Groupon and get half off!

**[Groupon.com/deals/sunrise-paddleboards-27](http://Groupon.com/deals/sunrise-paddleboards-27)**



craft cocktails • award-winning wine list • quality mediterranean food



let us host your holiday event for an unforgettable experience!

# thasos

3330 E Oakland Park Blvd, Fort Lauderdale 33308 954.200.6006 [thasosrestaurant.com](http://thasosrestaurant.com)



Automated screens, hidden in soffits between each column, can be raised and lowered at the touch of a button on the terrace.

# DESIGNED FOR FLORIDA LIVING

## ARCHITECTURE DESIGN ATELIER AT THE ENCLAVE IN CORAL RIDGE

**text** Sybil Robert

**RUBBING ELBOWS WITH THE** Coral Ridge Country Club, a sprawling, 22-acre development known as The Enclave at Coral Ridge Country Club was itself once a paradise for golfers. Known as the American Golfer's Club, it was designed by Robert Trent Jones and had been in continuous operation from 1957, standing on the site of the defunct, 1920s course developed for the city of Floranada, a Palm Beach-like development project that disappeared in a metaphorical puff of smoke after the land bust of 1925.

The course was sold in 2004 and was scheduled to be developed, but Hurricane Wilma, the mortgage crisis and Great Re-

cession put the kibosh on that development for a decade. Eventually dubbed The Enclave at Coral Ridge Country Club, it offered buyers 36 expansive lots starting at 17,000 square feet and growing to about an acre. Houses built here since 2015 are spacious, starting at about 3,700 square feet, with some reaching 12,000 square feet.

Recently completed and marketed this fall by the Tom Wolf Team at Re/Max Experience is the 5,535 square foot beauty seen on these pages. Designed by ADA Architecture Design Atelier and built by Waterbrook Builders, the owners them-

selves were responsible for the interior design of the four-bedroom, four and a half bath home. From the moment you walk in, this home becomes a living, breathing advertisement for true Florida living. Soaring ceilings and wide open spaces greet you upon entering, while in the distance, the glimmering pool beckons just beyond walls of glass. In the

**A row of clerestory windows placed high above stacking sliders fills the space with daylight, showing off the volumetric space of the home's entertaining areas.**

great room, these walls of glass are actually stacking sliders which, when opened fully, allow for a seamless transition from the home's interior to a sweeping covered terrace stretching 60 feet in length and 18 feet in depth. The terrace structure acts as a passive cooling feature as well, allowing natural light into the home without the heat and glare of direct sun. A row of clerestory windows placed high above those sliders fills the space with daylight, showing off the volumetric space of the home's wide open entertaining areas.

Pale, off-white upholstered armchairs with white metal frames in the living room are mirrored by similar pieces on the terrace. Large format, porcelain tile flooring is used both inside and out, creating a visual continuity. The pale, off-white palette was chosen for the kitchen as well, its tile backsplash climbing from counter height all the way to the soffit.

The quality of light, arrangement of spaces, and choice of materials like the satin-finish flooring and glossy, wood ceiling on the terrace impressed both the listing broker and one of his agents, Fernando Rodrigues from the start.



A row of clerestory windows high above fill the entertaining spaces of the house with sunlight.







Stacking, impact glass sliders enable this house to take full advantage of its setting in true, South Florida style.

“A lot of homes that are as large as this one can come off as cold, cavernous and sterile,” Wolf told us, “This house was the exact opposite, feeling very warm and comfortable.”

According to Wolf and Rodrigues, potential buyers who looked at the home loved its seamless transition from inside to out, including the way the primary bedroom opened to the pool and how the primary bath connected to an outdoor

**The quality of light, arrangement of spaces, and choice of materials like the satin-finish flooring and glossy, wood ceiling on the terrace impressed its listing broker.**

shower. They also appreciated the way the home was designed with the walls of glass, yet you had complete privacy due to the courtyard walls.

Rodrigues, previewing the home for clients was impressed with the home’s aesthetic qualities, but was blown away by something else. “The oversize 3-car garage had room for a lift, Rodrigues explained, “But add to that a golf cart bay and I thought, how rare is this in East Fort Lauderdale?”

Our thoughts exactly.





# DOUBLE P

C O N S T R U C T I O N I N C. CGC061567

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

2495 East Commercial Blvd, Fort Lauderdale, FL 33308

Tel: (954) 779-7525 • Fax: (954) 779-7526

[www.doubleconstruction.com](http://www.doubleconstruction.com)

# Welcome

## FRIENDS AND LOVERS



Discover a beach playground unlike any other in Florida's LGBT+ capital, from cosmopolitan wining and dining at rooftop bars to the revelry of Wilton Manors. As one of the world's most progressive and inclusive destinations, Greater Fort Lauderdale's welcoming vibe is legendary. And we can't wait to welcome you.



**VISIT  
LAUDERDALE**  
EVERYONE UNDER THE SUN

Plan Your Adventure at [VisitLauderdale.com](https://www.VisitLauderdale.com)

# PLEASE

ISLAND SHOWCASES SUPREME SEATING FOR YOUR FLORIDA HOME

# BE SEATED



Seen here the *Bubble* by Sacha Lakic upholstered in a fabric that stretches to fit its every curve. The 3-4-seat sofa, also available in a 5-seat version, is available through **Roche Bobois**, Aventura.

**GO AHEAD, TURN THE PAGE.**





Clockwise from facing page: Now a mid-century classic, the *Platner Arm Chairs*, are still manufactured to perfection by Knoll. Created of welded steel rods plated in nickel for a warm tone, they're available with a number of different upholstery options. At **Paradox Home Studio**, Fort Lauderdale. Like something out of the bridge at Star Trek the *Kendra* swivel armchairs (shown here in curry) are pure comfort and available through **Modani** in Fort Lauderdale. The return of the substantial, rectilinear sectional comes to **Bo Concept** under the name *Carmo*. Spend a lazy Sunday morning in the airy, woven *Ander* hanging lounger. Although not meant to be left in the elements, it's perfect on a covered porch or terrace. Available online exclusively at **AllModern.com**





Clockwise from above: *The Denman* side chair's wide seat and backrest are woven from leather straps in an open grid. Its frame is solid sungkai wood. At [AllModern.com](https://www.allmodern.com) *Saccaro's Normai* ottoman collection has a base crafted from Jequitiba wood with rounded corners topped with a deep, rounded cushion upholstered in leather, suede, or customer's own fabric. Also at *Saccaro's* new Fort Lauderdale showroom, the *Manta* sleeper sofa, comes in grey with ocean blue piping and lumbar pillows. *Bo Concept* is making waves at their new showroom at River Market shopping plaza on N. Federal. Leaning towards clean, pared down Danish-inspired designs, they offer seating like the *Charlotte* armchair designed by Henrik Pedersen, shown here in a soft, bouclé upholstery.









Clockwise from above, left: **Preview Mod** in Fort Lauderdale has nabbed a set of four, vintage 1960s, Kwok Hoi Chan *Armchairs* in chrome-plated steel and turquoise leather. \$8,600 for the set. Place a tray on it and this 36" X 36" buffalo leather ottoman from **CB2** (online or in Miami Beach) can double as a coffee table. Subtle and delicious, the *Ghent* velvet-covered lounge chair from **Habitus**, the latest addition to Fort Lauderdale's 'Spine of Design' on N. Federal. Mario Bellini's *Camaleonda* sofa first came on the scene in 1979, a perfect fit for the disco decade. Low to the ground and slinky, you can imagine a group lounging on an arrangement of these before heading out for a night at Xenon or Regine's. Now available in any number of configurations. Available online from **EternityModern.com**





**ZAHN**

DEVELOPMENT INC.

CONSTRUCTION + ARCHITECTURE + INTERIORS

[info@zahndevelopment.com](mailto:info@zahndevelopment.com)  
[www.zahndevelopment.com](http://www.zahndevelopment.com)

CGC1525843 | AR98666 | ID6364

954-916-7166

## ISLAND AMBIENCE POINT ESTATES



**2724 Sea Island Drive | Seven Isles**  
 5 bedrooms | 7.5 baths | 7,719 square feet      \$34,995,000

Villa Sul Mare, one of the most extraordinary custom built direct intercoastal Point Estates in Broward. Rare and valuable 2 legal lots, over half acre with 12,150 of green space. Most desirable SE exposure & unobscured, mesmerizing daily boat show parades. Visit [VillaSulMare.com](http://VillaSulMare.com).



**529 Bontona | Las Olas Isles**  
 6 bedrooms | 9.5 baths | 10,565 square feet      \$31,995,000

Not only one of the most prominent trophy SE Point Estates but extremely rare entire Peninsula. Immediately available furnished. Nearly 1 acre property/ 700 ft deep-water, large multiple yacht dockage. Visit [BontonaPeninsula.com](http://BontonaPeninsula.com)

## OCEANFRONT COMPOUND



**2204 Bay Drive | Pompano Beach**  
 5 bedrooms | 5 baths | 4,425 square feet      \$12,895,000

Extremely rare & increasingly valuable 105 ft direct oceanfront, half acre of serene landscaped grounds & unusually high elevation. Stunning walled & gated beach compound, custom built & designed to entertain on 3 levels. Enjoy superior mid-beach location, unrivalled views the Atlantic, iconic lighthouse & Inlet boat traffic. Visit [2204BayDrive.com](http://2204BayDrive.com).



**JULIE JONES**  
 AT DOUGLAS ELLIMAN REAL ESTATE

Julie Jones, VP of Ultra Luxury Sales

Knight Frank Cardholder | Broker Associate  
 M 954.328.3665 [julie.jones@elliman.com](mailto:julie.jones@elliman.com)

2021 Fort Lauderdale Top Producer  
 \$368 Million Sold in 2021  
 \$148 Million Sold Year to Date

[taketimeforultraluxury.com](http://taketimeforultraluxury.com)



**633 SE 3rd Avenue** is the site for an as-of-yet unnamed residential tower, soaring to 576 feet. It was designed by ODA for Dependable Equities.



# Sculpture... On a Grand Scale

## ODA designs three soaring projects set to redefine downtown

**text** Hilary Lewis

**REMEMBER WHEN A 15 STORY-HIGH TOWER** was a tall building in Fort Lauderdale? Now we are looking at proposed projects of 45 stories or more. How the skyline is changing, especially downtown!

While tall buildings can be either good or bad architecturally, one thing is for sure, the density of downtown is on the rise. That bodes well for greater support for retail, restaurants and office demand and should mean wider consumer offerings from coffee bars to cocktail lounges. That's a plus.

As for potential congestion, insufficient parking and increased pressure on local services, from utilities to school districts, it remains to be seen how well such an increase in density will work as the main thoroughfares around Flagler Village and just south of Broward Boulevard become urban corridors.

A case in point is the proposed towers at 300 NE 3rd Avenue developed by Dependable Equities and designed by ODA, a New York-based firm led by Eran Chen, which is enjoying a spate of huge design opportunities in Fort Lauderdale. With

bold forms and innovative features, these twinned towers, named **Ombelle**, would bring no less than 1.5 million square feet via 1,100 units (presumed to be rental) to an avenue that used to be a site for low-rise homes and offices.

**Is this a game changer and an indication of what's to come or might this be the tail-end of a boom of residential development that has kept cranes active over Fort Lauderdale these past few years?**

The recent years of development that are transforming this zone into one of the most exciting sections of the city, despite its history as the land of warehouses and nondescript structures, has gone a long way to reimagining this area as a focal point for the young, well-paid and energetic. These are those who are willing to pay up for luxury apartment rentals (and perhaps someday for condominiums) in a spot close to others like themselves with easy access to food, drink and services. Ambitious design is now also among those elements bringing that audience to downtown. It is increasingly clear that it's not

enough just to provide generic apartment blocks.

Ombelle presents dual 43-story towers that twist and turn towards the sky and embrace a wide-range of amenities, from two pools, a landscaped deck and multi-level parking, to a fitness center, locker rooms, lounges, co-working spaces, yoga and dance studios, and even a chef's kitchen. This goes far beyond the old, basic offerings of pools and sundecks.

That project's forms are reminiscent of the work of Bjarke Ingels, the Danish architect who was to build a major project in Fort Lauderdale, but first achieved success locally with the condominiums of Grove at Grand Bay in Coconut Grove, developed by the Terra Group. That project is also a paired set of twisting towers that was announced in 2016.



Design for **300 W. Broward** has two, 38-story towers resting on top of a 10-story base and connected on its top levels.

Just to the south, at **633 SE 3rd Avenue**, a 47-story tower, which is more of a nod to the work of Chicago's Bertrand Goldberg's Marina Towers than Ingels's work at Coconut Grove, is a study in rounded forms and balconies, not unlike Marina City's bold 1960s silhouette on Chicago's riverfront. Coming in at 563-feet tall, this along with the towers of Ombelle, would be the city's tallest structures. ODA's design celebrates the possibilities of non-rectilinear design. The towers appear as a series of bundled tubes in stark contrast to the boxy outlines of traditional developer-built towers.



ODA designed the dramatic, twisting **Ombelle** with an exo-skeleton and dual, tapering towers.

But wait, nudging its way into that exclusive group is **300 W. Broward**. ODA is finishing designs for a 48-story high-rise with one building bridging to the other on its top ten stories. Promising to be an icon for the city, It will have a massive, open ground floor offering retail, dining and a connection to Brightline and local museums. It comes in at a soaring 558 foot height. Its massive, monumental form, including an open hole formed between the two sides of the project, may remind some of the clever shapes of Miami's Arquitectonica. With this skyline, could there be a television series featuring FTL be far off?

Is this a game changer and an indication of things to come or might this be the tail-end of what has been a boom of residential development that has kept cranes active over Fort Lauderdale these past few years? Can we really absorb this many high-end rental units? Or are condominiums next as Millennials garner more wealth and realize that they can work from anywhere? Will they now remain long-term in our city by the beach, which is evolving into something so much bigger, taller and more exciting by the month?

---

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



**OB**  
**•HOUSE•**

[O-BHouse.com](http://O-BHouse.com)

OB House  
Fisherman's Cobb Salad





# CLAD

Travertine

Glass Tile

Glass Mosaic

Onyx

Marble

Metal Tile

Metal Mosaic

Granite

Terrazzo

Slate

Leather Tile

Eco-friendly Materials

Counters

Ceramic Tile

## Tile & Stone

1106 NE 4th Ave.

Ft. Lauderdale, FL 33304

954 634-1100

[www.cladtile.com](http://www.cladtile.com)



DISCOVERING FORT LAUDERDALE'S  
**SPINE OF DESIGN**

**IT HAS BECOME CLEAR TO US**, in an age when Amazon and the online universe in general is being touted with bells and whistles as the answer to everything, that some things still need to be *experienced in person* prior to purchase. This very much applies to the world of home furnishings. While a pair of \$1,200 armchairs might look like a million bucks in that cleverly photoshopped image you saw online, often time what gets dropped at your door just doesn't match up. The fabric feels odd, the legs touted as brushed nickel look more like shiny chrome or the back cushion — the one that was to be overstuffed with Hungarian goose down — feels more like the cheap foam rubber chunks you'd find in a product from MyPillow.com.

**text** John T. O'Connor

No, when furnishing your own space, you want the best you can get for a price that fits your budget. So while it's perfectly acceptable to order say, loungewear

With a showroom right at E. Sunrise Blvd., **Capitol Lighting** represents over 140 brands. **1001 N. Federal Hwy. 954.780.8230**



Visit the **California Closets** showroom in the Union Planters Plaza and you'll leave convinced they can create the closet of your dreams. Go see... they can! **1904 N. Federal Hwy. 954.946.2218**

It's hard to believe **Pottery Barn** was founded 73 years ago when their buyers are right on target with what we want today. Don't miss their huge showroom located at River Market. **2358 N. Federal Hwy. 954.564.5521**



**Paradox Home Studio** marks the start of our journey at E. Sunrise & N. Federal. But for some — once they view this beautiful showroom — their journey is complete! Knoll, Kartell, Foscarini... need we go on? **1900 E Sunrise Blvd. 954.835.5923**



New to the local scene, **Lovesac** takes sectionals to the next level. Don't believe us? Come see for yourself. **2352 N. Federal Hwy. 954.204.0082**



**Begin your Spine of Design exploration at Sunrise Blvd. going north. By the time you've hit the shops at River Market, why not stop for lunch at California Pizza Kitchen?**

or power tools online, in person is the best answer for everything from sectionals and rugs to appliances and tile. In the past, if your budget was substantial, this might have included a trip to DCoTA or the Miami Design District. But the former pretty much required you to have your own interior designer to get in the door, and the latter has morphed into a land overwhelmed by Gucci, Prada and armed guards.

Lucky for Fort Lauderdale, shops selling everything from mid-range, American-made furnishings to high-end Italian seating, have chosen to call N. Federal Highway home, turning the stretch between

**Kavana offers floor, kitchen and bath tile from porcelain to glass and more.  
2595 N. Federal Hwy.  
954.306.6074**



**There are two branches of Decades. The NE 4th Ave. branch is focused on MCM, but this shop covers everything else!  
2661 N. Federal Hwy.  
954.564.0454**



**Bo Concept, also new to the River Market shopping plaza, Bo Concept offers contemporary metal, glass and upholstered pieces with a Danish feel.  
2378 N. Federal Hwy.  
305.602.3877**



**Catalfamo is your go-to for every covering you can think of, from wood to glass to encaustic to stone.  
2534 N. Federal Hwy.  
800.764.1633**



**The best place to find *Stressless* and *American Leather* recliners in South Florida, Concepto sits shoulder to shoulder with Calligaris.  
2754 N. Federal Hwy.  
954.306.2052**



**The conjoined twin to Concepto, Calligaris believes that home furnishings should be as functional and comfortable as they are elegant. Even after 100 years in the industry, they continue to experiment with materials and finishes.  
2754 N. Federal Hwy.  
954.306.2052**

E. Sunrise Boulevard and NE 43rd Street into a **Spine of Design**. It is within this 2.5 mile stretch of N. Federal you'll find 30 different purveyors selling everything from lighting and tile to furniture for every space in your home. You'll also find places that design and install custom closets and Italian-made kitchens as well as appliance showrooms offering everything from Grohe faucets to Bosch dishwashers.

It's difficult to tell which companies started what has become a symbiotic relationship. Bo Concept doesn't quite have what you're looking for? Try down the street at Paradox. The classic good taste



**The densest concentration of shops and showrooms is north of 26th Street. Don't miss the brand new **Saccaro** showroom at 3550 N. Federal or the recently opened **Scan Design**, at 3900 N. Federal.**

Newcomer **Habitus** has a must-visit showroom, now open right next to Kitchenetta, it offers original and modern furniture for contemporary living, in stock and ready to be delivered.  
**2840 N. Federal Hwy.**  
**954.990.5494**

With 90 years in the business, **Ethan Allen** has seen *all* the trends come... and go. But with 300 stores and 4,000 employees, they still know what works.  
**2900 N. Federal Hwy.**  
**954 561.2400**

**Natuzzi** began its stay in Fort Lauderdale at the Galleria, realizing only later that the **Spine of Design** was the place to be.  
**2534 N. Federal Hwy.**  
**800.764.1633**



One reason we love **Ferguson** so much is its location in a Mid-Century Modern landmark. The other: they have **everything** you'll need for a new kitchen or bath.  
**2860 N. Federal Hwy.**  
**954.567.3110**

**Modern Home 2 Go**, now called just **MH2G** has grown substantially in the last few years and now has a huge showroom at **2930 N. Federal Hwy.**  
**954.530.5650**

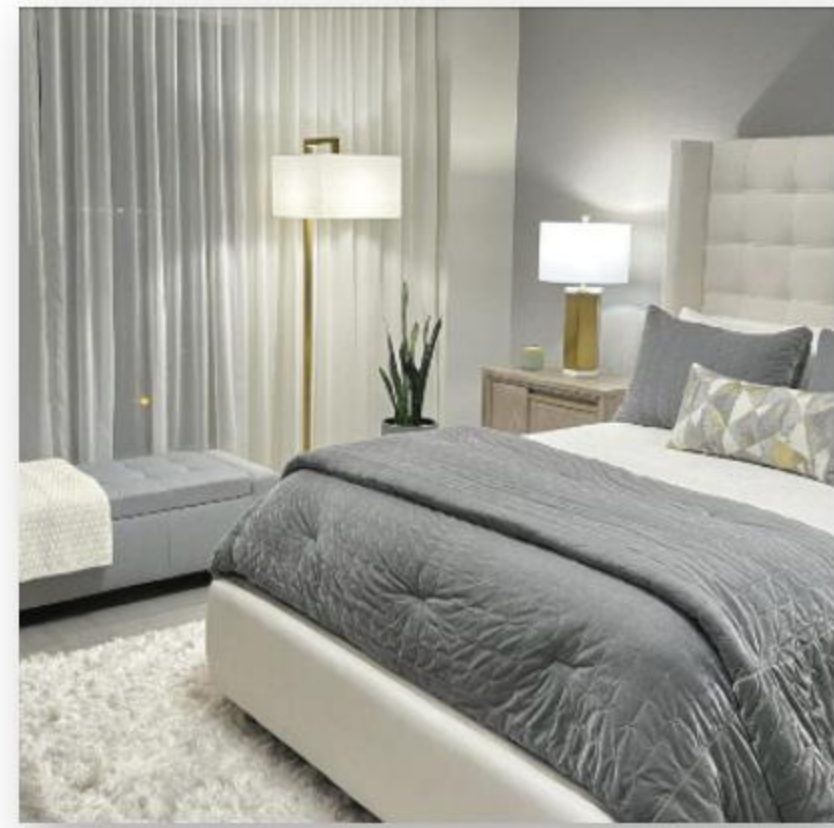
**Two blocks past NE 26th Street is filled with Spine of Design faves like Ferguson, Ethan Allen, MH2G, Habitus and Natuzzi, each just steps apart.**

of Ethan Allen too detailed for your 1950s ranch-style home? Walk next door to Natuzzi. Natuzzi more than you want to spend? Walk next door to MH2G. Want to throw a few vintage pieces into the mix? Try Decades, tucked away in a corner shopping center just north of NE 26th Street. There is so much diversity on this Spine of Design, which is one reason we love it so much. While you can find a \$13,000 sectional upholstered in the softest leather imaginable, you can just as easily put your hands on indestructable bunkbeds for the kids at a price that won't break the bank.

It's been especially pleasing — now that Covidmania is finished — to see polished new venues open-

With 17 stores nationwide, **Modani** offers many items ready-to-ship. Exceptional in these days of supply chain slowdowns!  
**3661 N. Federal Hwy.**  
**954.451.5310**

We know, we know: “one of these things is not like the others”, but **City Furniture** is *the* place to go when you just need to furnish your Airbnb — fast.  
**3501 N. Federal Hwy.**  
**800.564.7700**



**MIA Home** calls itself “Florida designers’ best kept secret for Modern furniture.” Come see for yourself at  
**2378 N. Federal Hwy.**  
**305.602.3877**



**Bardi** is the exclusive dealer for **Tonin Casa**, an Italian manufacturer of timeless contemporary pieces.  
**3520 N. Federal Hwy.**  
**954.990.6439**



Making its debut this fall on **Lauderdale’s Spine of Design**, nonetheless **Saccaro** has a full 75 years under its belt in design and manufacturing. The majority of their pieces, like the *Vértice* dining table, above, are a perfect fit for South Florida!  
**3550 N. Federal Hwy.**  
**954.835.5923**



Finally, **Scan Design** has opened shop in **Fort Lauderdale**, so no more need to drive to Boca  
**2378 N. Federal Hwy.**  
**305.602.3877**



Kitchens, bathrooms, closets... **Italkraft** does it all, from initial layout to final finish selection, all the way to full installation  
**2378 N. Federal Hwy.**  
**305.602.3877**



ing up, offering us even more choice. Some of the most recent include Lovesac and Bo Concept below NE 26th Street, but the real explosion happened north of that intersection and includes Habitus, now occupying a cool, round showroom built in the 1960s to Bardi at 3520 N. Federal. The real showstopping newcomers though have to be Saccaro and Scan Design at 3550 and 3900 N. Federal, respectively. While Scan Design has been selling pared down furniture with a Scandinavian influence since 1969, Saccaro wins the longevity game with more than 70 years creating home furnishings that reflect the shapes textures and feel of Brazil. Even if you don’t *think* you are in the market for home furnishings, this new showroom is a must-see.



So you’ve spent a good portion of the day shopping along **Fort Lauderdale’s Spine of Design**. Congratulate yourself with a glass of Sangiovese and mouth-watering *Lasagna Emiliana* on the terrace at **Angelo Elia, 4215 N. Federal Highway.**

MAKE ROOM FOR ALL OF YOU



CALL OR VISIT US ONLINE TODAY TO SCHEDULE YOUR  
COMPLIMENTARY DESIGN CONSULTATION 954.946.2218

**BOCA RATON** 302 S FEDERAL HIGHWAY  
**FT LAUDERDALE** 1904 N FEDERAL HIGHWAY

CALIFORNIACLOSETS.COM

**CALIFORNIA CLOSETS®**

©2022 California Closet Company, Inc. All rights reserved. Location is for informational purposes only and not operated.



## 2509 AQUA VISTA BOULEVARD | FORT LAUDERDALE | \$21,000,000

A Gilded Age estate built for our time. This property has the feel of a fine European hotel rather than a single-family home. Formal and casual living spaces include eight large bedroom suites, two family rooms, an executive office, den, bar, wine room, eat-in estate-sized kitchen with butler pantry, two elevators, three laundries, a theater, gym with sauna and steam bath, six powder rooms and multiple fireplaces. Outdoors, there are two rooftop terraces for stargazing and sunsets, a roofed lanai with carved pecky cypress ceiling and a full outdoor kitchen, a meandering saltwater pool with waterfalls and a spa and a 200 foot dock.



**Timothy Singer**  
T 954.463.1373  
C 954.292.8900  
tim@timsinger.com  
timsinger.com  
901 East Las Olas Boulevard  
Fort Lauderdale, FL 33301

*Tim Singer*  
SOUTH FLORIDA



**COLDWELL BANKER**  
**REALTY**







FRESH OFF HER SUCCESS  
AT **FORT LAUDERDALE'S**  
FOUR SEASONS, **TARA BERNERD**  
TAKES HER DESIGN TALENTS  
TO **THE PERIGON**, A TOWER IN  
**MIAMI BEACH** DESIGNED BY **OMA**

**THE QUESTION FOR THE DEVELOPERS** at Mast Capital must have been a vexing one. They had designs for The Perigon, an absolute jewel of a building sitting before him. Designed by OMA's Jason Long, they needed an interior designer who understood exactly what that breathtaking design meant and how to create interiors that listened to that design and used it as a jumping off point. Creating interiors that truly converse with the structure they occupy is a rare talent. To find a designer who can *listen* to the architecture while simultaneously reflecting *where* that project is to be located is a real challenge.

For The Perigon, OMA designed an oceanfront tower for Miami Beach that appears from above as seven conjoined towers, all angled at 45 degrees to make the most of

ocean views on the east and Indian Creek views on the west. Raised up on piloti, The Perigon's living levels will be raised 45 feet above the flood plane. Its streamlined design appears windswept and organic, truly 'at one' with its coveted site.

Who could Mast Capital take on to design interiors for this signature project? They needed to look no further than Fort Lauderdale's recently completed Four Seasons. Also in an iconic tower that pays homage to its oceanfront site, The firm of Tara Bernerd

**AT THE PERIGON, LOCATED ON THE SAND AND WRAPPED IN GLASS, THERE IS NO WAY TO TURN YOUR BACK ON LOCATION AND WHAT ITS GORGEOUS SITE MEANS FOR ITS INTERIORS.**

& Partners was selected to complete the project with interior furnishings and finishes that are synergistic with both the architecture and site of the Four Seasons. According to Bernerd, "The design intent for Fort Lauderdale came very naturally and was an instinct to marry an elegance of the past and a Riviera lifestyle, with a luxury Florida/Bahamas feel. I think respecting this old-school chic and combining it with the lifestyles of today have been key elements that inform the design."

At The Perigon, located on the sand and wrapped in glass, there is no way to turn your back on location and what that means for its interiors. Bernerd dove into the work of creating a language of design specific to this project. From the moment residents walk in the lobby at The Perigon, Bernerd's selections, such as a continuation of the building's curves and a floor made of honed — not polished — off-white travertine suggests a relaxed luxury. Elegant, sophisticated, but not, by any means, buttoned up.





**Clockwise from top right: Primary bathrooms at The Perigon are a sun-drenched sea of pale stone mixed with floating vanities and soaking tubs. Edges of the mirrors and vanity have radiused edges. The restaurant also reflects Bernerd's hand, and when the weather is right, spills outside for poolside dining thanks to full-height, slide-away glass doors. Kitchens at The Perigon are dressed for company as they are open to dining and living spaces beyond. Minimalist yet warm, they're finished with professional grade appliances.**



From The Perigon's open-air restaurant to its wine garden and its much anticipated spa, the look Bernerd brings to this 20-story project varies, but never strays from the overall language she created to underscore the project's setting. Pale woods are used inside and out, the off-white stone is continued in the spa, and while the interiors are crisp and clean, they hint at being bleached by the sun, again suggesting a relaxed mood.

The 73 residences themselves are designed with open plan entertaining areas including living, dining and kitchen spaces. As the professionally equipped kitchens (think Sub-Zero and Wolf appliances) are indeed open to this space, they have been meticulously designed. Although dressed for dinner in minimalist attire, that attire is light in tone with cabinetry in French white oak and honey-toned European oak. Islands and counters are finished in honed Bianco marble, punctuated with dark

bronze fittings. The 10 foot high ceiling height planned for these residences by OMA means glass walls and sliders are also 10 feet in height. Bernerd's designs respond to this with bathrooms and kitchens that give new meaning to the word spacious, and continue to nod to the curving corners of OMA's design with floating vanities and curved woodwork.

**AS THE PROFESSIONALLY EQUIPPED KITCHENS ARE PART OF AN OPEN PLAN, THEY HAVE BEEN METICULOUSLY DESIGNED AND DRESSED FOR DINNER IN MINIMALIST ATTIRE, INCLUDING FRENCH WHITE AND HONEY TONED OAK.**

Just as the recently opened Four Seasons Hotel and Residences in Fort Lauderdale benefited immensely from the visions of Tara Bernerd & Partners, the same will undoubtedly hold true when The Perigon opens its doors sometime in 2024. In the end, it's all about Bernerd's ability to create a true sense of place.



# Distinctive Homes

PRESENTED BY JOE & JIM



2441 SW 28th Avenue | Fort Lauderdale

6 BEDS | 6.5 BATHS | 7,707 SF | 540' OF DEEPWATER ACCESS ALMOST 1 ACRE  
GATED ESTATE | LIST PRICE: \$5,500,000 | SOLD: \$5,100,000



3040 NE 46th St | Fort Lauderdale

3 BEDS | 3 BATHS | 85' WATERFRONT NO FIXED BRIDGES  
HUGE MASTER SUITE | 2,521 SF LIVING AREA | \$2,499,000



2816 NE 23rd Street | Fort Lauderdale

5 BEDS | 5 BATHS | 4,425 SF | BUILT IN 2020 | STUNNING FINISHES | EAST OF  
BAYVIEW | LIST PRICE: \$3,589,000 | SOLD: \$3,456,207



920 Intracoastal Drive #901 | Fort Lauderdale

3 BEDS | 3.5 BATHS | NEWER CONSTRUCTION | STUNNING WATER VIEWS  
AQUABLU | LIST PRICE: \$2,795,000 | SOLD: \$2,795,000



1718 NE 26th Avenue | Fort Lauderdale

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



2531 NE 40th Street | Fort Lauderdale

4 BEDS | 3.5 BATHS | 3,171SF | OVERSIZED LOT | EXTENSIVE HIGH-END CUSTOM  
RENOVATION | HEATED POOL | LIST PRICE: \$3,000,000 | SOLD: \$3,020,000

Let the *power* of Joe, Jim and ONE Sotheby's International Realty do the same for you.

CALL US TO GET  
AN IN-HOME  
PRICE ANALYSIS



**UNDER CONTRACT IN 3 DAYS**

**2841 NE 24th Street  
Fort Lauderdale**

5 BEDS | 5/2 BATHS | 100' WATERFRONT | 5,184 SF  
CONTEMPORARY DESIGN BUILT IN 2018  
**SOLD: \$4,800,000**



**NEW LISTING**

**2700 NE 35th Drive  
Fort Lauderdale**

3 BEDS | 3 BATHS | 2,701 SF | 2700NE35DR.COM  
PRISTINE CONDITION | TONS OF UPGRADES | CORNER LOT  
**LIST PRICE: \$1,525,000**



**JOE ANDO**



**JIM CUNNINGHAM**

**ESTATE AGENTS | 954.839.8800 | JOE-JIM.COM**

JANDO@ONESOTHEBYSREALTY.COM

JCUNNINGHAM@ONESOTHEBYSREALTY.COM

**TOP PRODUCERS FOR 5 YEARS**



**Patricia Domanski**  
*Afternoon Clouds, 2022*  
8" X 10"  
oil on canvas

# CAPTURING FLORIDA

## FOCUSED AND FAST, PAINTER PATRICIA DOMANSKI IS AT IT AGAIN.

**text** Maria Sanchez

The French began referring to *En Plein Air* painting circa 1875, but the technique can be just as powerful and relevant today, 150 years later. The term means “in the open air” and back then, represented the polar opposite to the controlled, studio

**Leaving the controlled environment of a studio to the unpredictability of nature was — and is — found by many artists to be a freeing experience. Domanski’s current paintings reflect that.**

setting. This gave artists permission, in a way, to let their hair down. The development of easily transported paint boxes and collapsible easels played no small part in pushing this movement forward. Getting out of the still life studio setting became easier than ever, and that translated into canvases that quickly captured the spirit of their subject, the nature that surrounds us, tossing some academic rules to the curb.

When thinking of the Plein Air style of painting, outdoor, impressionistic works like Monet’s *Hay Stacks* or Cézanne’s turn-of-the-century *Mont Sainte-Victoire* canvases come to mind. Leaving the controlled environment of a studio to the

unpredictability of nature was — and is — found by many artists to be a freeing experience.

One artist who continues her exploration into this way of capturing the environment is Patricia Domanski. Domanski, who was born and raised in Baltimore, Maryland says a stint working with British painter, Marcus Hodge pushed her towards boldness and abstraction, and greatly influenced the way she thinks about and approaches her work today.

A recent transplant to Florida, Domanski has found an allegiance with the Palm Coast Plein Air Painters, exploring all that nature has to offer in Florida. Domanski sometimes begins the canvas of an oil painting with a wash of color by diluting paints with solvents. For other works, both large and small, it’s all about the brushstrokes, some appearing quick and sketch-like while others are comprised of assertive, almost bravura style brushstrokes. We can’t put our finger on it, but the style Domanski continues to explore somehow seems perfect for conveying Florida’s unique environment.

ISLAND magazine’s *Living With Art* feature is sponsored by the Broward Cultural Division.



[www.kakun.design](http://www.kakun.design) | Office: (954) 608-1380

Get lost, but not in the crowd.

Ever notice yourself hesitant to paint outside the lines? Concerned with checking the boxes of societal norms - obeying the latest trend, shiny object? Around us are countless examples of buildings mindlessly designed for short term gain to the detriment of our society. A home can't be defined by square feet and number of bedrooms. It's defined by how well it can enhance your life, your character, and the world around you.

At Kakun we cater to the individual that isn't afraid to go against the grain. To the individual with heart. To the individual that engages with the question of living life itself.

Unapologetically themselves.



Middle River Residence 2023



# 8HUNDRED NORTH

AT VICTORIA PARK

**8Hundred North at Victoria Park** is a new boutique collection of modern luxury residences in the heart of East Fort Lauderdale. Located within minutes of restaurants, shopping, culture, the nightlife of Las Olas Boulevard and Fort Lauderdale Beach.

Close proximity to Fort Lauderdale-Hollywood International Airport and the Seaport.

PETER  
BARKIN  
954.675.6656

ROBERT  
PETERS  
954.599.4420

TAMI LIVNAT  
RUDDY  
954.629.7291

info@barkingroup.com | barkingroup.com

STARTING AT  
**\$1.54M**

Subject to availability

800 NE 2ND STREET, FORT LAUDERDALE, FL 33301

## THE RESIDENCES

- Approx. 2,650 SF air-conditioned (A/C) area with 11-ft ceilings
- 4,100 SF of total living area including balconies and rooftop terrace
- Thoughtfully designed open floorplans featuring 3 BD and 3.5 BA
- Two-car garages (Electric vehicle ready)
- Luxurious and sophisticated finishes
- Private elevator with rooftop terrace access\*
- Provision for jacuzzi and summer kitchen
- Private yards with option for heated swimming pool
- Full concrete structure with hurricane impact doors and windows

**B BARKIN**  
GROUP

**COMPASS**

Not intended to solicit currently listed property. © Compass Florida, LLC. Equal Housing Opportunity. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Compass makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. Full developer's legal disclaimer [www.8hundrednorth.com/legal-disclaimer/](http://www.8hundrednorth.com/legal-disclaimer/) \*Elevator not included in Model F.



The dual, three-story townhomes designed for Hendricks Isle each have their own plunge pool, two-story entertaining space and roofdeck with outdoor kitchen.

# JUMPING HURDLES

**When *Kakun Design* was given the task of maneuvering around a series of seemingly impossible obstacles to design a new duplex on *Hendricks Isle*, they did just that... the result is stunning.**

**text** John T. O'Connor

When developers began the process of reviving a set of islands off the north side of Las Olas Boulevard in the late 1940s and 50s, their vision was to wake them from the string of nightmares that had kept them dormant since the mid 1920s. Alas their vision of mansion-lined isles fronting languid canals with names like Rio Alcazar and Rio Valencia were met with four, rapid-fire and debilitating slaps to the face: the land bust of 1925, the Great Hurricane of 1926, the Great Depression of the 30s and the onset of WWII.

In 1950, a new set of developers bought up these parcels and reimagined what these isles wanted to be. For different developers, that vision was completely different. Isles like Royal Palm and Nurmi

Drive were reserved for “estate homes” while Fiesta Way was slated for mid-priced single-family homes. Isles like Hendricks and Isle of Venice were set aside for boutique-sized hotels and apartments. And while the isles meant for large, single-family homes have remained just that, Venice and Hendricks have seen a metamorphosis in the past 20 years. The reason in two words: land value. While it made sense in 1955 to build waterfront apartments that might have rented for say, \$45 a month, or build small hotels with room rates of \$10 a day in 1950, 2023 is a different story. With condominium units currently going from \$1 million to \$4 million on Hendricks Isle, bulldozers and construction crews are daily sights.

But Hendricks Isle’s redevelopment is not always a wrestling match to grab multiple parcels for large developments. In the case of one parcel, developer owners steered clear of buying adjoining properties to create something large, opting instead for duplex-style, mirror image townhouses. Lovely concept, but they soon discovered the lot was subject to a slew of building restrictions that almost brought their dream to a screeching halt. Although perhaps flustered, the group reached out to the architecture firm known as Kakun Design, speaking to principal Pedro Rojas and his team to suss out what could, and couldn’t, happen on this prime, waterfront site.

We met with Rojas recently to ask a few questions about the project.



**The waterside of one of the two townhomes shows a soaring, two-story living room. Above, the mezzanine level has an open den and one of the townhome's three bedrooms. While mostly decorative on this western façade, the vertical fins on the east are both a passive cooling device and a nod to the Mid-Century Modern era.**

*ISLAND: I guess I thought this kind of redevelopment would be a no brainer. You've got a clean piece of land, just design and build. Not as simple as that?*

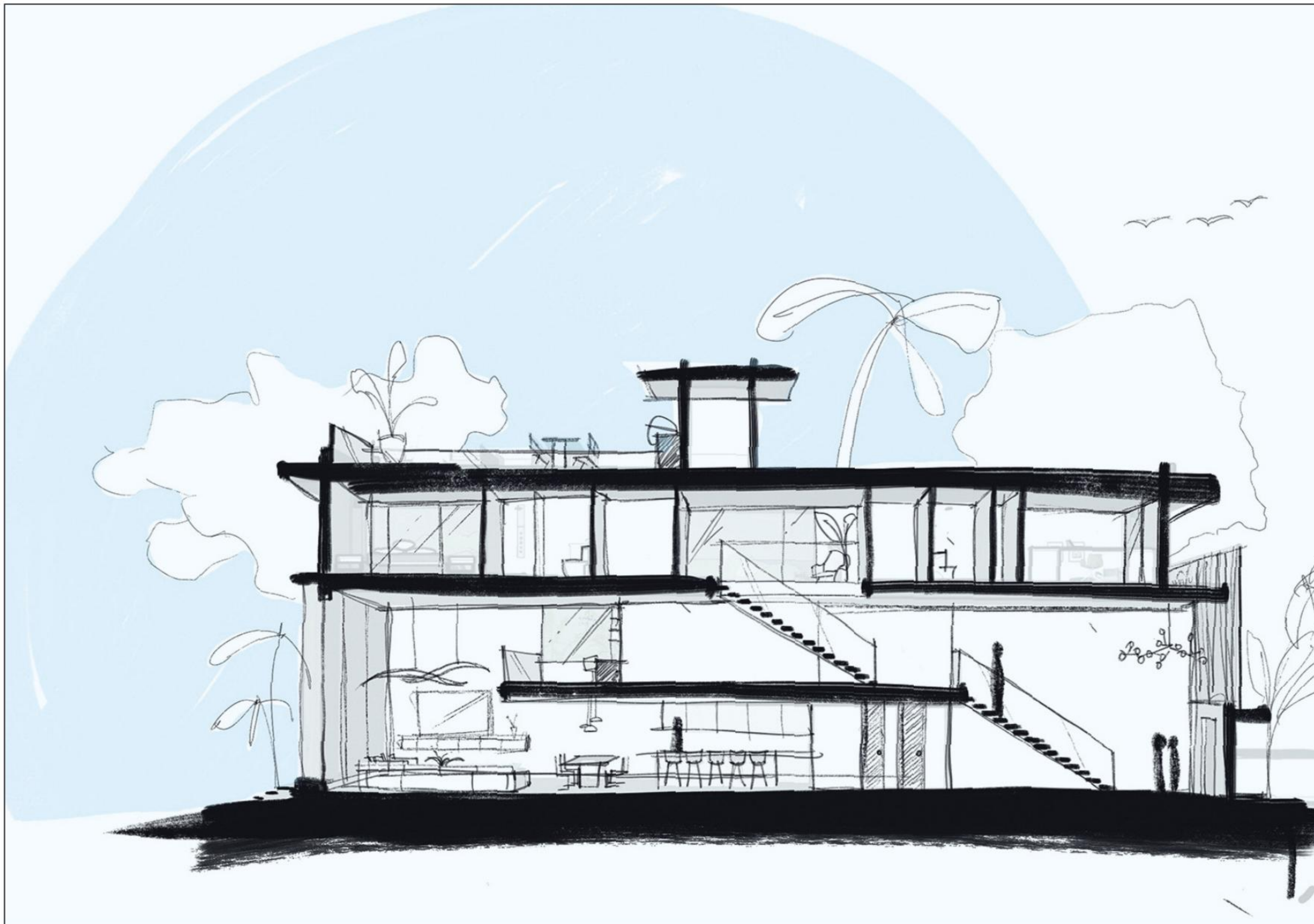
PEDRO ROJAS: Developers all face uncertainty while trying to determine the true

potential of a property. Standing in the way of their vision are a slew of government regulations and unknowns that sometimes seem to stack up against them.

*What were the barriers in this specific case?*

When we took all the setbacks, stepbacks

and height restrictions into consideration, we were left with a buildable space of 40' wide x 80' deep for two levels and a third level of only 27' wide. This being a duplex, that width was really an issue. On top of that, we were limited to a 35' height restriction that made ceiling heights beyond 8'6" impossible. I knew I had to pull some serious



**A quick, cutaway sketch of one of the townhomes, shows how the home manages to offer two-story high, volumetric spaces both on the east for an entry foyer and on the west for open entertaining spaces.**



**Water permeable paving lines the driveways of Kakun's design for this two townhouse project. The eastern façade has vertical shading devices that extend upwards to become a balcony railing.**

design ninja moves to make this space the grand, luxurious space my clients wanted.

*In terms of design and aesthetics, how did you get past these issues.*

The upside was that we had an 80' deep lot. This allowed us to design double height spaces in the entrance foyer. Here, clean walls, double height glazing open tread staircase and cable railings sets the tone of the home as one of space and light.

*From your cutaway sketch, it looks like tall, low, tall. Is that right?*

Exactly. For me, it was key that anyone's first impression upon entering would be that of a formally grand space. This would help mitigate constricted halls and lower ceilings in the center of the home. Walking through, you land in the living space. Here, a bigger, full width, double height space serves a similar aesthetic purpose as the one at the entrance. This volumetric space, filled with natural western light and a beautiful view of the canal will be breathtaking.

*How do you treat the rooms above?*

The second level benefits from these double height spaces with mezzanines at each end of the home. The third level is reserved for the primary suite and another bedroom suite as well as a wrap-around balcony with deep overhangs.

*Well, we were impressed not only by the ingenuity that made this a reality, but by the elegant simplicity of your choices.*

Thank You! We wanted this duplex to take full advantage of South Florida living. We think when finished, it will do just that.



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

**ELITE**  
ELITE HOME STAGING  
**ELITE**

754-312-5745

[www.elitestagers.com](http://www.elitestagers.com)

Free Vacant Home Consultations • Professional Photography Included  
Proudly Styling Homes from Palm Beach to the Keys

Berlin skyline with Berlin Cathedral (*Berliner Dom*) and Spree river at sunset. Berlin is now a non-stop destination via Norse Atlantic Airways.

**ISLAND**  
NON-STOP DESTINATIONS FROM FLL



## **MEET BERLIN...** Not the flashiest one at the party, but the most interesting.

Berlin is back, attracting more visitors this summer than New York, Paris, or London. They're drawn by the rich culture, surprisingly diverse and delicious cuisine and crazy-fun nightlife, but fall for the warm inhabitants — from many cultures and countries — and the indomitable spirit of a society that withstood long, dark periods by tenaciously celebrating its inclusivity. While there are gorgeous architectural treasures, beautiful parks and tony neighborhoods, Berlin is less well known for its aesthetic qualities than for its fierce independence, quick welcome and lack of artifice. Not content to rest on its 800-year-old laurels, Berlin is also laser focused on a responsible and sustainable future. Read on for our up-to-the

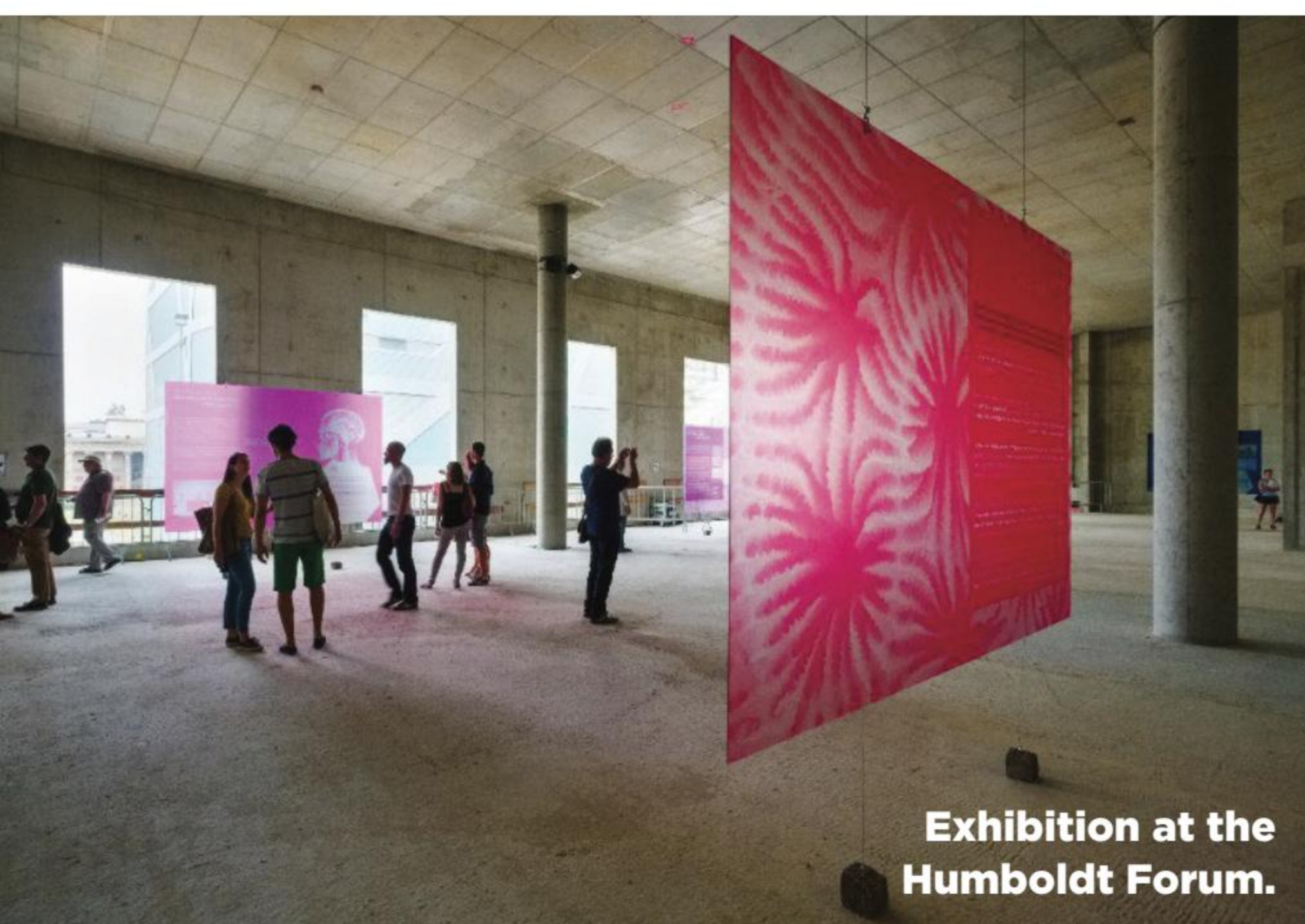
**text** Ed Salvato

minute recommendations from passionate Berliners and check [VisitBerlin.de/en](https://www.visitberlin.de/en) for continuously updated trip-planning information.

### Aktivitäten

Start your exploration of this sprawling city with the friendly and informative guides of Berlin on Bike [Berlinonbike.de](https://www.berlinonbike.de) — a great way to get oriented, find off-the-beaten-path treasures and feel the Berlin vibe. For non-cyclists, ride the new U5 subway line with three recently opened metro stations connecting the city's major highlights \including Brandenburg Gate, City Hall, Unter den Linden, Alexanderplatz, and Museum Island.

The newest must-go attraction in Berlin is Humboldt Forum, [HumboldtForum.org](https://www.humboldtforum.org) offering a “space for open dialogue” — with four participating cultural and educational organizations. The reconstructed city palace sprawls across two museums and several large-scale exhibitions, including BERLIN GLOBAL, a 43,000-square



Exhibition at the Humboldt Forum.

foot exhibition through 2025 celebrating the city, its people and their connection with the world. The Forum's last section just opened: a beautiful new rooftop terrace 10 stories above street level affording eye-level views of key landmarks.

Art and architecture buffs swoon over the Neue Nationalgalerie, [SMB.museum](https://www.smb.museum) a



Abandoned Spreepark

museum of modern art, part of the National Gallery of the Berlin State Museums. The stunningly renovated building and its sculpture gardens were designed by famed International Style architect Ludwig Mies van der Rohe and opened in 1968.

You can find culture of a different sort at the creepy/cool, stuck-in-time Spreepark Berlin, [Spreepark.berlin](https://www.spreepark.berlin) formerly an East German amusement park abandoned decades ago by its financially strapped scofflaw owners who fled to Peru. It's a fascinating “lost place” in the heart of Berlin only accessible by guided tours and during special events. Or how about ancient and contemporary Asian art housed in a former Second World War telecommunications bunker completely renovated by British architect John Pawson? Step into the unique, strange, compelling and so very Berlin Feuerle Collection!

### Gut schlafen!

Our favorite places to stay just got two new serious competitors. Opened last September, the sophisticated and hip [ChateauRoyalBerlin.com](https://www.chateauroyalberlin.com) offers the charm of an old Berlin apartment building but taken up quite a few design notches. You'll find it in the very chic Boulevard Unter den Linden Boulevard steps from the lush Tiergarten Park. A few months senior, the Wilmina, [Wilmina.com](https://www.wilmina.com) a gorgeous boutique retreat housed in a 19th-century former courthouse and women's prison, is already at the top of sophisticated travelers' must-stay list. Family-run, with 44 rooms and suites, a rooftop terrace above

the new penthouse, a library, bar, spa, and gym, it offers tranquility and comfort. Hotel Oderberger, [Hotel-Oderberger.berlin](https://www.hotel-oderberger.berlin) in a former 1920s bathhouse, boasts an indoor swimming pool, a meticulous architectural renovation, and a standout location in a lively neighborhood in Prenzlauer Berg dotted with lovely cafes, great restaurants, leafy parks and small boutique shops. Charming yet edgy and cool, Orania [Orania.berlin](https://www.ornia.berlin) is privately owned and run and offers superb service and comfort. They regularly feature live music, and their restaurant is renowned for its cuisine — if it's available, do not hesitate to order the Peking Duck.



Bartender mixing it up at the Orania Hotel.

### Guten appetit

Speaking of food, Berlin has always been known for diverse, delicious cuisine and is leaning into regional, organic, and seasonal dishes based on traditional German recipes but reinterpreted and incorporating culinary influences from around the world — though mainly Mediterranean and Asian. You only have so many meals during your visit: devote some stomach space to our faves. Lovis, [LovisRestaurant.com](https://www.lovisrestaurant.com) in the Wilmina Hotel (above) is probably the best new restaurant. Helmed by chef Sophia Rudolph (voted 2019 ‘rising star’ by Berlin's master chefs), Lovis emphasizes



**Bustling kitchen at the Michelin rated Nobelhart & Schmutzig churns out dinners to rave reviews.**

high-quality reinterpretations of traditional German dishes, including four- to six-course vegetarian menus. It's particularly good for a romantic dinner.

Rising-star chef Kamel Haddad's 12seasons **12Seasons.berlin** features a new menu, new wines and a signature cocktail every month! His micro-seasonal concept focuses on fine flavors, freshness, intensity, and quality, and mostly German/European dishes. We recommend booking a seat at the stylish chef's table. Nobelhart & Schmutzig **NobelhartundSchmutzig.com** has a true Berlin vibe — understated and kind of rough — yet boasts a Michelin star. They only use seasonal, regional ingredients to create a 10-course menu. No cameras are allowed; they don't even have photos on their Instagram! Save a little space for desert at CODA **Coda-berlin.com**. Well, maybe a lot of space. They offer fine-dining six-course desserts and boast two

Michelin stars. Chef René Frank was voted World's Best Pâtissier 2022 by the jury of World's 50 best restaurants.

### **Prost!**

Berlin is at heart a super fun, underground nightlife-oriented destination. Bars, clubs, concert halls, cabaret and theaters are back. There's much to discover in the cocktail scene from alcohol-free (yet super creative) at ZeroLiq **ZeroLiq.berlin** to decidedly alcohol-soaked at Greendoor **Greendoor.de** a cross between a salon and a David Lynch film. Bar Tausend TausendBerlin.com is an elegant 1920s-style cocktail bar/club/restaurant inconspicuously hidden behind an iron door — knock loud — under a bridge at Friedrichstraße train station. (The bar rattles every few minutes as the S-bahn

train passes above!) Just follow the guests dressed in sassy 1920s looks and order a Pink Mojito, recently named best drink by the World's Luxury Guide. One aspect of Berlin's culture that has always set it apart from many other German cities is its sense of inclusion and open-mindedness. Cele-

**Berlin on Bike offers visitors a way to find off-the-beaten-path treasures and feel the Berlin vibe. The new U5 subway line connects the city's major highlights for non-cyclists.**

brate that with a twirl around the dance-floor at the hetero-friendly SchwuZ, **Schwuz.de** Germany's largest and oldest LGBTQ club, located in a former brewery with three dance floors and bars.

*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.*

## MAKING THE MOST OF YOUR FLORIDA AVOCADOS

**LET'S FACE IT:** for many of us, the lures of Florida life — the things that drew us here and keep us here — relate to nature. For some, what hooked them was the ability to snorkel in 79-degree water in January. For others it was the magic of spotting families of manatee in the canals or the seductiveness of listening to tree frogs on lazy, summer nights. But for many it also has to do with the bounty nature provides; mangos in summer, Florida grapefruits in winter, and right now, in December and January, big, shiny Florida avocados are ripe and ready and falling off the trees.

Newbies take note: the Florida avocado differs from the Hass avocado, grown in Southern California. The Hass is smaller and has a higher fat content. But although this gives the Hass a creamier flavor, the

lower fat Florida avocado has a brightness not found in the Hass. Florida avocados are easier to deal with in that, unlike the feisty Hass which seems to hold onto its pit for dear life, the Florida avocado's similarly-sized pit practically fall out when you slice it open and the Florida version's thicker skin makes it easier to scoop out its delicious contents.

We have come to love guacamole made with Florida avocados and our recipe (right) couldn't be easier to master. Once made, squeeze a little additional lime juice on your guacamole and place in the fridge, covered closely in plastic wrap until ready to use. It's perfect for quesadillas, tacos, tortilla chips, or spread thickly on multi-grain toast and topped with a slice of hardboiled egg as seen here.

### Florida Guacamole, Picante Style

1 large Florida avocado  
 3/4 tomatillo, finely chopped  
 1/2 - 1 tsp. minced garlic (to taste)  
 1 - 1 1/4 tsp. fresh lime juice  
 1/3 small yellow onion, finely chopped  
 pinch or 2 of salt (to taste)  
 1 tsp. mayonnaise (to taste)  
 1/4 tsp hot sauce  
 1 tbsp. chopped cilantro  
 fresh ground pepper (optional)

Slice the avocado in half, removing both pit and peel. Chop flesh into 1/2 inch chunks and place in a heavy mixing bowl. Add the lime juice as well as the minced garlic, and chopped tomatillo and mix gently. Add the chopped onion, hot sauce, cilantro and mix in mayonnaise, a little at a time keeping the guacamole slightly chunky. Salt to taste, adding a few grinds of fresh black pepper, if desired.



*Fresh, Local,  
Responsibly Harvested.*

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

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



**3020 N FEDERAL HIGHWAY  
FORT LAUDERDALE**

Just south of Oakland Park Boulevard,  
on the east side of Federal at Plaza 3000  
**seasaltfishmarket.com**

**954.990.4726**



## GIFTS FOR THE HOME

### OUR ONE STOP SHOP FOR THE HOLIDAYS: **WILTONCOLLECTIVE**

**STEP INTO MOST SHOPS** in Greater Fort Lauderdale and in one minute you know exactly what you're going to find. Wilton Collective, wrapping the corner of NE 8th Terrace and Wilton Drive is an exciting exception to that rule. Step inside and revel in this shop made up entirely of fast moving consignments and donations. Poke around and you'll find 19th century silver, 21st century paintings, vintage and contemporary clothing, jewelry and so much more. But the best part: the Wilton Collective is a 501 (c)(3) nonprofit. All proceeds go to help LGBTQ+ youth with programs like work force training programs, Camp Lightbulb, a summer camp experience for youth and their families, even an all inclusive Youth Prom, a celebration for LGBTQ+ high school students and their allies. For gifts that give back, why not try what has quickly become our go-to shop for the holidays? Wilton Collective.

**Wilton Collective | 2365 Wilton Drive, Wilton Manors 754.701.5040**



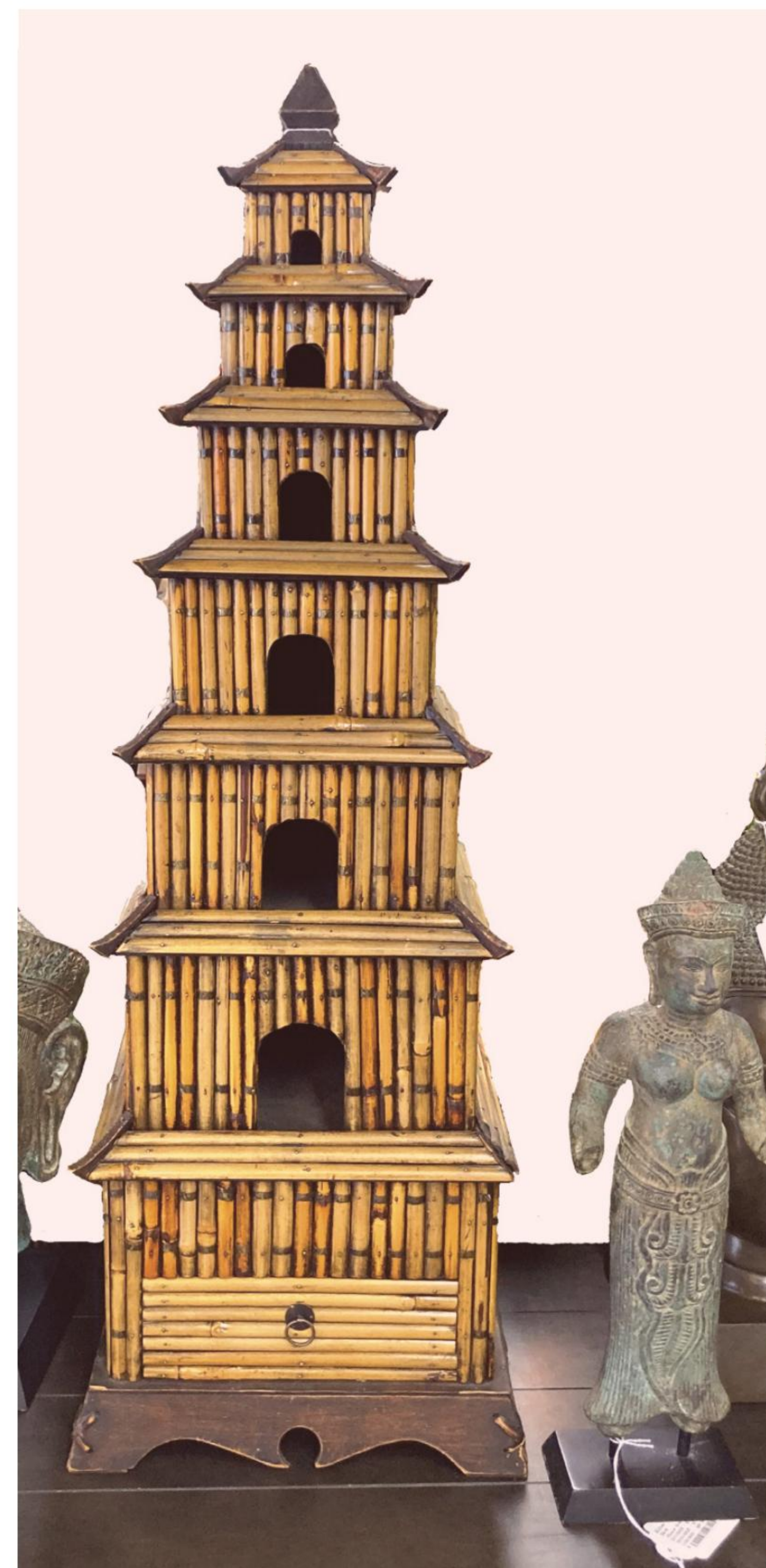
**Diana tote with rhinestone-studded tiara**



**Fornasetti inspired pillow on velvet settee**



**Pair of midcentury style armchairs**



**Asian-inspired objets**

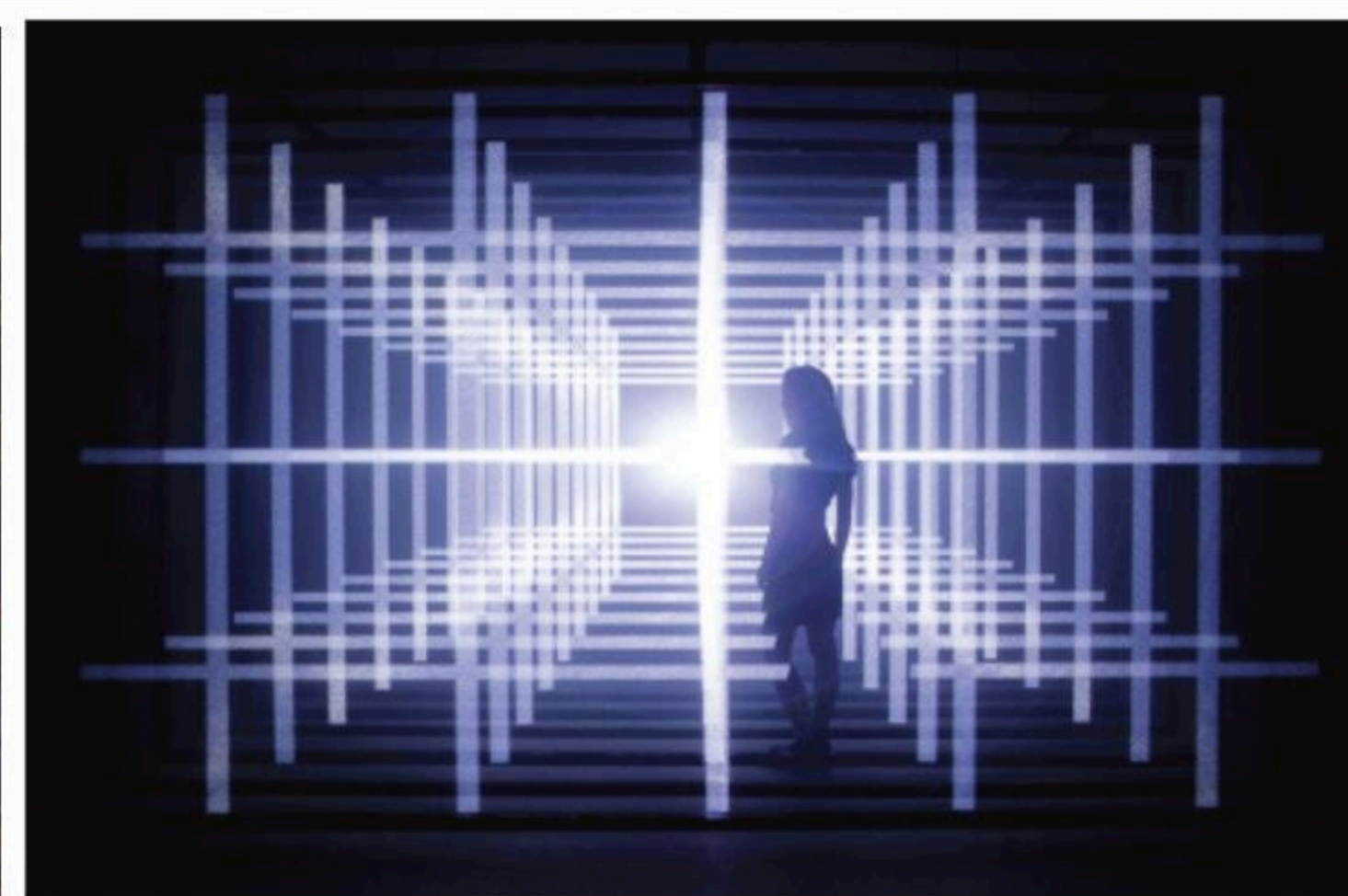
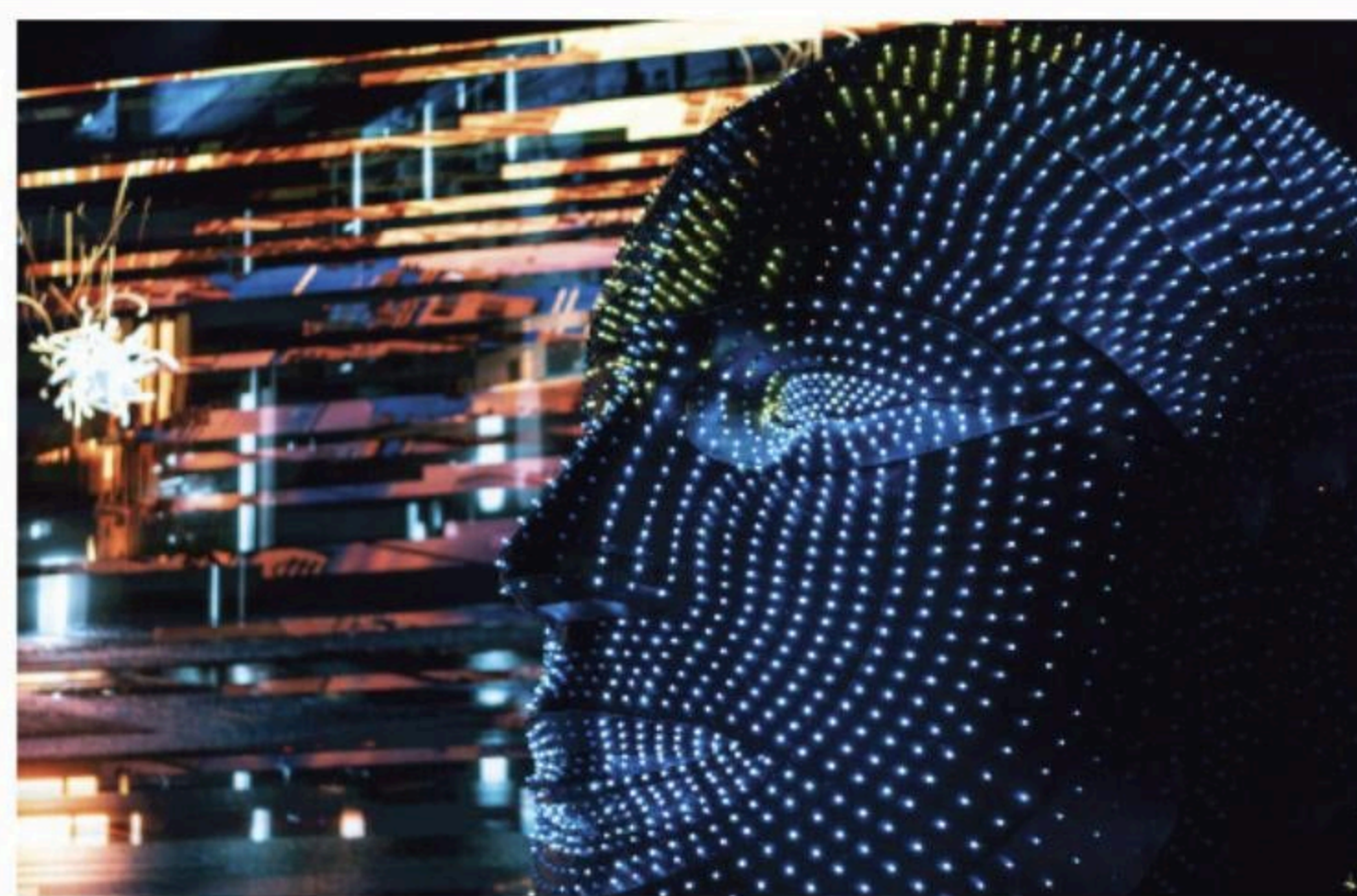


**Contemporary brass starburst pendant light**



# IGNITE

ART & LIGHT FESTIVAL



## JANUARY 25-29, 2023

Florida's newest and most exciting art, light and projection mapping festival returns to Broward.

IGNITE Broward, presented by Broward County Cultural Division in partnership with MAD Arts, features immersive large-scale projection mapping and interactive light sculptures and installations in Fort Lauderdale and Dania Beach, Florida.

Witness a feast of sensory exploration as you experience each individual work of artistic expression. This year's IGNITE installations range from large-scale projection mapping and light sculptures to show-stopping immersive experiences.

For more information: [www.ignitebroward.com](http://www.ignitebroward.com)

The reviews are in on...

# Amado Market

Now open on Wilton Drive

From one end to the other, Wilton Drive, the de facto business district in Wilton Manors, continues to bustle with dining establishments, large and small. But what sets it apart is the (thank heaven) total lack of fast food franchises. You know... the Del Tacos and Chick-fil-As that make so many towns in America just a faded, Xerox copy of each other. Instead, along the drive you'll find French dishes served with a smile at Le Patio, bacio gelato and caprese pizza at Dolce Salato, roasted duck in red curry at Thai Me Up. In fact there are currently over 25 choices along this curved stretch of roadway which stretches from Richardson Park to Five Points.

Now, joining that roster of venues dishing out mouthwatering foods from around the globe is Amado Market. Located on the eastern edge of The Drive, Amado Market offers Argentinian foods like spicy steak empanadas or Italian style focaccia with olives or tomato to eat there or take home. For breakfast, their flaky medialunas are an Argentinian take on the traditional European croissants, made sweeter and smaller, they're absolute perfection with a demitasse of espresso from Viennese roaster, Julius Meinl.

Like many great spots on Wilton Drive, Amado is pocket-sized, but that is perfect for spending a leisurely hour munching on a prosciutto and burrata sandwich while reading the Sunday *Times* or chatting over coffee with friends about who was seen out at Drynk the night before. Little marble-topped tables for two spill outside to a terrace big enough to

**Amado Market** hold about ten diners, while inside has room  
**2410 Wilton Drive** for another dozen or so as well as glass display  
**Wilton Manors** cases displaying much of what is avail-  
**786.630.0806** able to eat or box up and take home.



Steaming espresso and two little medialunas. Perfect way to start your day.



Pecorino with pistachios are nestled next to acorn-fed ham and huge wedges of Parmigiano-Reggiano at the new Amado Market.



# LABRADOR RETRIEVER RESCUE OF FLORIDA INC

WWW.LABRADORRESCUE.NET

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

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

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

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



Miley, Adopted August 2017

SPIRITS ELEVATED

# PROUD

HUNTERS  
NIGHTCLUBS

WILTON MANORS 2232 WILTON DRIVE PALM SPRINGS 302 E ARENAS ROAD



## ISLAND

THE JOURNAL OF LAUDERDALE LIVING

WE'RE EVERYWHERE YOU WANT US TO BE...

**Flying to the Caribbean on Tropic Ocean Airways?** Find us in your seatback pocket.

**Getting a stylish new pair of glasses at Chic Optique?** We're right inside the door.

**Lunching at O-B House in the Himmarshee District?** The hostess has them hot off the press.

**Picking up fresh swordfish at Sea SaltFish Market?** Right inside and to your left.

**Spending a spa weekend at Little Palm Key Resort?** Look on your bedside table.

**Celebrating an anniversary dinner at Thasos?** Open the front door and look to your right.

And of course there's always [IslandFTL.com](http://IslandFTL.com) online, 24/7



Daily variety at Sea Salt Fish Market



Slicing portions from a fresh catch.

## SEA SALT FISH MARKET... WE'RE HOOKED!

IF YOU TURN TO PAGE 63 in this issue of *ISLAND*, you'll see an advertisement for one of our favorite spots in town. But, whether loyal advertisers or not, we've been hooked on them from the week they opened several years back. Seafood is all they do, and oh what a marvelous variety. Ever heard of Pumpkin Swordfish? Caught off the Florida coast and super fresh when they get it in, Sea Salt loves offering customers this delicacy that gets its sweet flavor and tint from feeding on shrimp and krill.

The crew that runs **Sea Salt Fish Market** is steeped in the tradition of offering up the best local catch whenever they can. That can mean Yellowtail, Hogfish, Stone Crab, Wahoo, Tiger Shrimp and so much more.

But what we love is their offer — if you text FISH to 63566 — to send you the occasional text listing both their just-off-the-boat items as well as a special or two you can eat right outside at their little lunch bar. We've gotten texts and headed over for lunches like spicy Shrimp tacos. Served up fresh were three huge tacos... with a fourth thrown in for free. The special that drove us over the edge? Crispy Conch fritters with lemon aioli. One bite, eyes closed, and we were back on Eleuthera is-

**Sea Salt Fish Market** land. Absolute heaven on a plate. We give Sea Salt two thumbs up!  
**3020 N. Federal**  
**954.990.4726**



Lunching on spicy shrimp tacos outside at Sea Salt Fish Market



**The corner, point lot at 223 Royal Palm Drive is currently on the market with Julie Jones of Douglas Elliman. The 1/2 acre property is being offered scraped clean, ready for new construction.**



# Nurmi Isles

**Begun when places like Coral Gables and Palm Beach were booming, Nurmi Isles didn't take off until after WWII.**

**text** Maria Sanchez

Begun during the roaring 20s, and virtually mothballed from the land bust of 1926 until after World War II, Victor Nurmi's little development was finished under its adopted name, The Nurmi Isles, in the 1950s. Victor Nurmi paid \$250,000 for the weedy land, cleaned it up and numbered his Isles, one, two, three and four. Royal Palm and Nurmi Drive, islands number 1 and 2 respectively, were reserved exclusively for "estate homes." Fiesta Way, island number 3, was slated for mid-priced, single family homes while island 4, known as the Isle of Venice, was re-

**A LAS OLAS-ADJACENT SETTING, VARIED HOUSING STOCK, PROXIMITY TO THE BEACH AND GREAT SHOPPING AND DINING KEEP NURMI ISLES A SOUGHT-AFTER LOCATION.**

served exclusively for apartment homes and hotels... A good number of the original single family homes were designed by Robert Hansen, and many of the apartment and boutique hotel buildings were the designs of Gamble, Pownall and Gilroy -- architects whose work is much revered today.

Sixty years later, only a handful of these incredible examples of Mid-Century Modern design still exist in almost pristine condition. The Cadillac Villa is among

## On The Market on the Nurmi Isles



Address: **180 Isle of Venice #531**  
 Description: **3 bed, 3.5 bath, pool, waterfront, penthouse**  
 Size: **3,200 Square Feet**  
 Asking Price: **\$2,250,000**  
 Listing Agent: **Karson C. Dietrich**  
 Company: **Premier Estate Properties**  
 Contact: **954.235.5400**



Address: **121 Nurmi Drive**  
 Description: **4 bed, 5.5 bath, pool, waterfront**  
 Size: **5,485 Square Feet**  
 Asking Price: **\$11,000,000**  
 Listing Agent: **Sandra Tagilamonte**  
 Company: **One Sotheby's Intl. Realty**  
 Contact: **954.522.2831**



Address: **223 Royal Palm Drive**  
 Description: **vacant, buildable lot**  
 Size: **9,466 Square Foot lot**  
 Asking Price: **\$14,495,000**  
 Listing Agent: **Julie Jones**  
 Company: **Douglas Elliman**  
 Contact: **954.328.3665**

these, and visited by architectural aficionados who slow down to take pictures with their iPhones. Perhaps the best example is at the entrance to Hendricks Isle, one island west, in the form of Charles McKirahan's Las Olas Club. Of all the Mid-Century designs here, this grouping at 2 Hendricks Isle, the Las Olas Club most assuredly calls out for historic designation as architecturally significant.

Today these structures shoulder up to some of the city's most striking new developments, all still low in scale at three to five stories. Somehow, these new structures seem to work. Although stylistically, they might be completely different than those of the past, they tuck in neatly beside, say The Oasis at Nurmi Isles, a charming multi-building co-operative with water on three sides at the very northern tip of the Isle of Venice. But other vintage complexes on both the Isle of Venice and Hendricks Isle to the west are, one by one, succumbing to the pressure to sell out to developers. Older buildings disappear, seemingly overnight, replaced by sleek buildings filled with modern conveniences.

Savvy developer that he was in 1950, Victor Nurmi buried all power and phone lines on these islands and promised "lifetime" seawalls. Unfortunately, at the time, he also pledged "restricted clientele" which no doubt meant unbridled discrimination. Luckily the power is still buried and the "restrictions" are ancient history.

Today, Nurmi Isles is a vibrant neighborhood, home to an avid boating community, whose catamarans, Sunseekers and yachts line the canals. Buyers love this location because of its diversity of living choices. Where else can you find efficient co-ops, luxury condominiums, or giant mansions with extensive dockage or

**DEVELOPED IN THE 1950S THE FOUR ISLANDS THAT MAKE UP THIS NEIGHBORHOOD HAVE WITNESSED A TRULY MASSIVE MAKEOVER IN THE PAST FIFTEEN YEARS.**

homes in today's preferred size, about 2,300 square feet, all within four blocks?

As we go to press, the current inventory runs from a renovated, 2-bedroom condo with deeded dockage asking \$595,000 to a cleared, 1/2 acre point lot, ready for new construction, offered at \$14,495,000 by Julie Jones of Douglas Elliman. The Mid-Century Modern Oasis at Nurmi Isle currently has a rarely available, renovated penthouse with 3,200 square feet of living space. Listed by Karson Dietrich of Premier Estate Properties, it offers a wrap-around terrace and beautiful views, its asking price is \$2,250,000.



Located on the ground floor at Sunrise Harbor, we offer fresh baked baguettes, croissants, pastries, sandwiches, quiches, crepes & waffles of the highest quality!



1000 Seminole Drive at Sunrise Harbor • Open six days a week • Closed Sundays • 954.568.3876

## Recently Sold on the Nurmi Isles



Address: **97 Nurmi Drive**  
 Description: **vacant lot waterfront**  
 Size: **0.27 acre**  
 Asking Price: **\$3,549,000**  
 Sale Price: **\$3,500,000**  
 Listing Agent: **Charles Falkanger**  
 Company: **Compass**



Address: **52 Royal Palm Drive**  
 Description: **5 bed, 5.5 bath, pool, waterfront**  
 Size: **6,682 Square Feet**  
 Asking Price: **\$9,995,000**  
 Sale Price: **\$9,700,000**  
 Listing Agent: **Steven Romaniello**  
 Company: **Florida Luxurious Props.**



Address: **49 Fiesta Way**  
 Description: **4 bed, 3 bath, pool, waterfront**  
 Size: **2,522 Square Feet**  
 Asking Price: **\$3,500,000**  
 Sale Price: **\$3,100,000**  
 Listing Agent: **Erica Atkinson**  
 Company: **Real Estate Athority**



In my job as an international spy disguised as a flight attendant, my time is valuable. When I can't stop to pick up a copy of **ISLAND**, I do what other jetsetters do and read it online.

Busy with espionage in Edmonton? No problem. **ISLAND** is online 24 hours a day, 7 days a week... and it's free!

**IslandFTL.com**

Beginning with the January issue of **ISLAND**:

FROM THE **SAND** UP

**ISLAND** FOLLOWS THE DESIGN, BUILD AND FURNISHING OF A HOUSE IN THE **FLORIDA KEYS**

**ISLAND** magazine...The magazine they keep.



**Wilton Manors** • 2 beds, 2 baths • 1,865 Sq Ft  
Sold Price \$1,350,000



**Coral Ridge** • 2 beds, 2 baths • 787 Sq Ft  
\$3,000 monthly



**Coral Ridge** • 1 beds, 2 baths • 787 Sq Ft  
\$2,100 monthly



**Wilton Manors** • 2 beds, 2 baths • 1,865 Sq Ft  
\$7,500 monthly



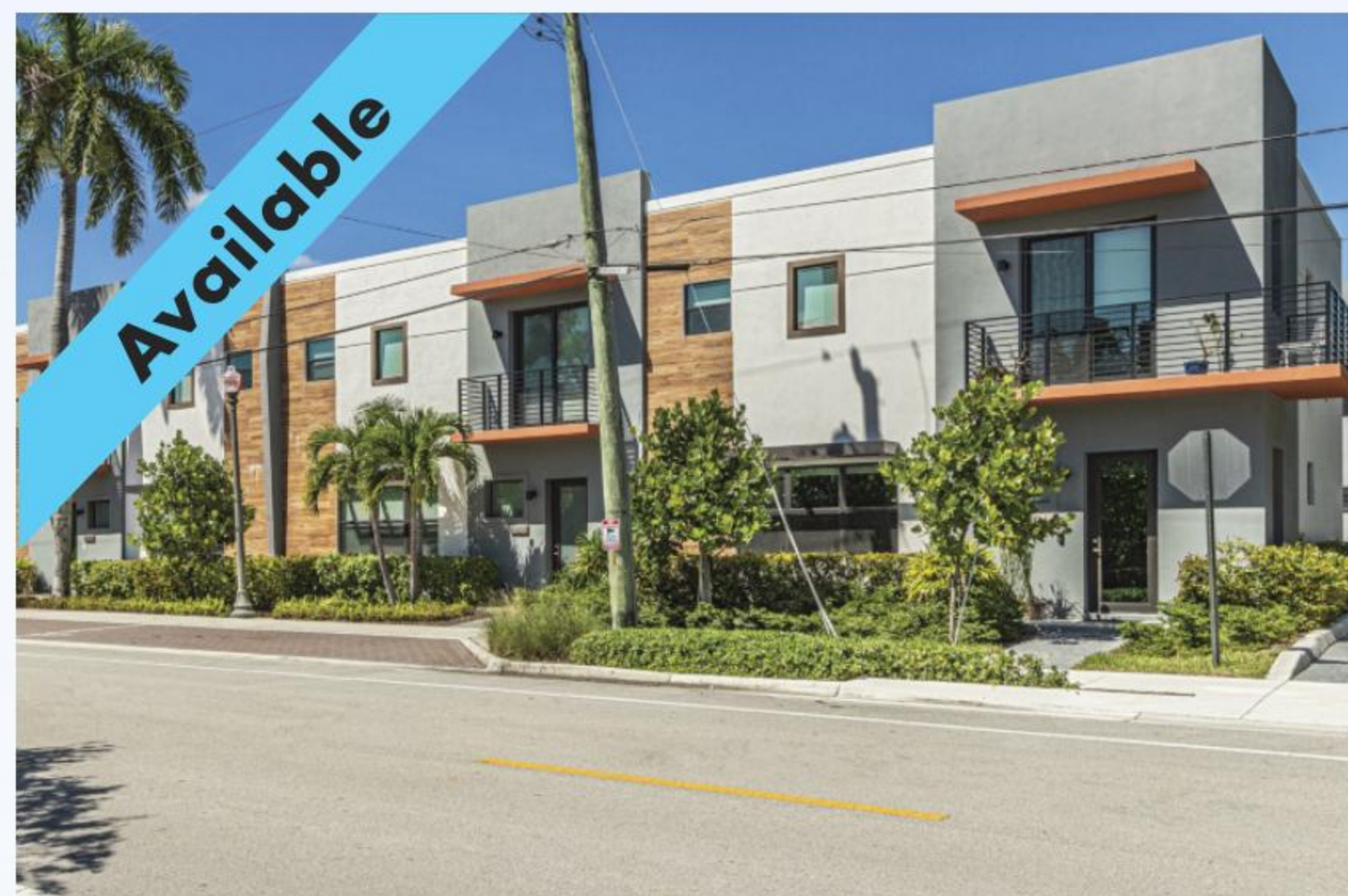
**Flagler Village** • 1 beds, 1 baths • 667 Sq Ft  
Sold Price \$265,000



**Oakland Park** • 3 beds, 2 baths • 1,450 Sq Ft  
Sold Price \$612,000



**Coral Ridge** • 3 beds, 2.5 baths • 2,152 Sq Ft  
Sold Price \$1,525,000



**Oakland Park** • 3 beds, 2.5 baths • 1,956 Sq Ft  
\$3,900 monthly



**Mark Williams**  
Residential Sales  
954 253.6000

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





# ISLAND LOOKS AT AN ISLAND WITHIN AN ISLAND

AT THE WESTERN-MOST point of Wilton Manors, on its own, privately patrolled triangular island

sits a Lilliputian neighborhood known as Jenada Isle. The last major development on vacant land in “The Island City”, it was platted in July of 1959 and was intended to be Wilton Manors’ high-end, gated community. Unlike areas developed earlier, homes in Jenada Isle embraced America’s love affair with the automobile, each home built with a two-car garage. Surrounded by water, 42 of Jenada Isle’s 81 homes boasted water frontage on the Middle River.

OFTEN OVERLOOKED, LITTLE JENADA ISLE HAS JUST 81 HOMES, ABOUT HALF WITH MIDDLE RIVER FRONTAGE. THE MICRO-SIZED COLONY RESTS AT THE WESTERN TIP OF WILTON MANORS, ITSELF SURROUNDED BY WATER.

Populated exclusively by single family residences, much of Jenada Isle was built by Jens Rask Construction. In the 1950s, Rask ran Jen’s Sandwich Shop, on the beach, waiting for just the right time to dive into the construction boom in Fort Lauderdale. Jenada Isle offered just that opportunity, and Rask built a

## On The Market in Jenada Isle



Address: **2830 NW 12th Avenue**  
Description: **3 bed, 2 bath,**  
Size: **1,749 Square Feet**  
Asking Price: **\$1,095,000**  
Listing Agent: **Brian Scharick**  
Company: **Compass**  
Contact: **954.397.2616**

## Recently Sold in Jenada Isle



Address: **2901 NW 10th Avenue**  
Description: **3 bed, 2 bath**  
Size: **2,010 Square Feet**  
Asking Price: **\$749,000**  
Sale Price: **\$749,000**  
Listing Agent: **Olivier Turina**  
Company: **Atlantic Properties**



Address: **1117 NW 30th Street**  
Description: **3 bed, 3 bath waterfront**  
Size: **2,698 Square Feet**  
Asking Price: **\$1,125,000**  
Sale Price: **\$1,125,000**  
Listing Agent: **N.A.**  
Company: **N.A.**

number of Jenada Isle's quintessential, mid-century Florida ranch-style homes, many designed by architect Paul M. Bradley, Jr.

Turn the clock ahead 60 years and you'll find a neighborhood of well maintained homes that is about one mile from the shops, restaurants and entertainment of Wilton Drive. Of equal impor-

**QUIET STREETS WIND AROUND DRY LOT HOMES ON JENADA ISLE WHILE 41 HOMES LINE ITS MIDDLE RIVER FRONTAGE. A SINGLE BRIDGE AND SECURITY PATROL KEEP IT SAFE.**

tance to some of its residents is Jenada Isle's easy access to I95, just a minute away by car. Publix, Florida's go-to supermarket is just a couple of blocks away on busy Oakland Park Boulevard. And for those who want a different shopping experience, a newly opened Sprouts is just a few blocks east, offering a wide selection of natural and organic foods, fresh produce, bulk foods, meats, seafoods and more.

Walking distance to the south is Mills Pond Park, a massive, 157-

acre spread offering everything from athletic fields and grilling areas to fishing and water skiing. The park hosts rugby and softball tournaments as well as major outdoor entertainment events like SummerJamz. Best of all, Mills Pond Park is dog friendly. Of course, like anywhere, the one-way-in, one-way-out island neighborhood does have its drawbacks. In the case of Jenada Isle's west and northwest side, that is the ambient noise of nearby traffic.

Recent sales include a dry lot, 3-bedroom, 2 bath mid-century residence. The home was sold and closed in less than two months at its listing price of \$749,000. Another recently closed sale was a 3-bedroom, 3-bath waterfront home with 2,700 square feet of living space. This was one of the first homes on Jenada Isle to reach into the seven figures.

In today's market, buyers can generally expect to pay between \$300 and \$400 per square foot for a single story home... if they can find one. Currently there are only two homes on the market: one unrenovated, built in 1965 asking \$700,000, and a renovated, 1,749 square foot pool home asking \$1,095,000.

# Donna Carbonara

## Your Fort Lauderdale Beach Specialist

Under Contract

**215 N Birch Rd. #3B | Ft Lauderdale 2 BR,  
2 BR, 2 BA | \$1,299,000 |**

A stunning showpiece with incredible direct Intracoastal views in the wonderful Mid-Century Modern Versailles. **Web# F10352687**



**3003 Terramar St. #1105 | Ft Lauderdale  
2 BR, 2 BA | \$575,000**

Amazing panoramic views of North Beach Village and downtown. Comes furnished in the fantastic Mid-Century Modern Birch Tower, a landmark on Breakers Avenue. Pet friendly. **F10351139**



**341 N Birch Rd. #412 | Ft Lauderdale  
1 BR, 1 BA | \$748,000**

Direct Intracoastal views with a large balcony and no rental restrictions. Comes turnkey with covered parking in a gated boutique jewel only one block to the beach. **F10349026**



*Partner with a professional who puts you first.*



Donna Carbonara

Broker Associate

M 954.288.8695

donna.carbonara@elliman.com



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

“Marvelous! Now, for this next shot,  
I want you to purse your lips and say *Thursday!*”



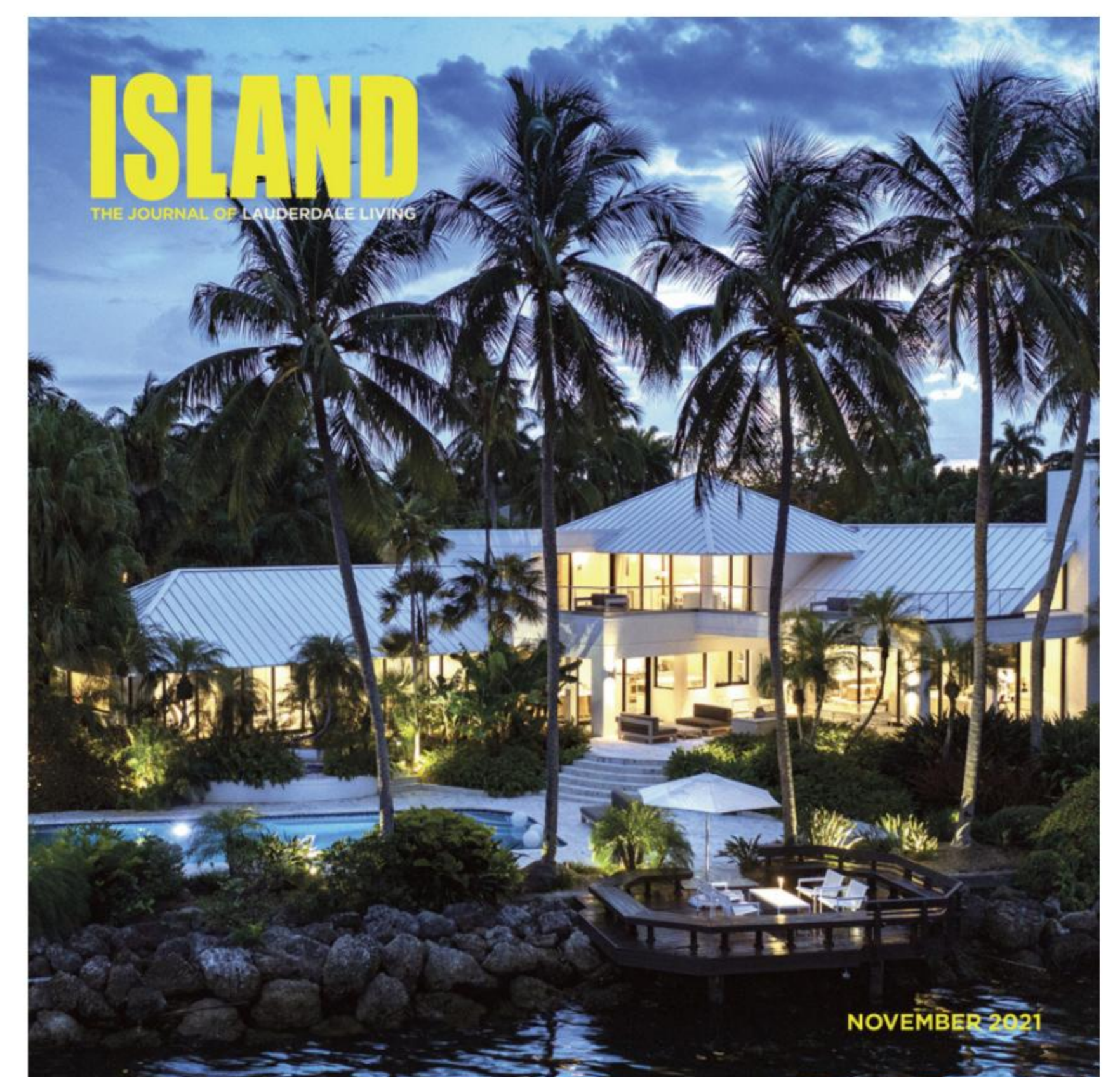
Photographer Bruce Mozert captures publicity images of Ginger Stanley at Florida's artesian spring-fed lake in Silver Springs, circa 1955. According to Wikipedia, Stanley, now 91 years old is best known for her stunt work in the horror film *Creature from the Black Lagoon*, swimming as a double for lead actress Julie Adams, and for the movie's sequel, *Revenge of the Creature*, swimming as a double for lead actress Lori Nelson. Both movies were filmed in Florida.



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

Want to reach a design-savvy audience of decision-makers?  
Place your ad with ISLAND... the magazine they *keep*. Don't miss out on this opportunity. Call us and discuss your ad schedule!

**Call 954 614.6725 or 954 224.7706**





*Point of Americas 1 - #1403*

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



*Point of Americas 1 - #2205*

Come to the beach! This 22nd floor, 2-bedroom, 2-bath residence has direct Southeast Ocean and Beach views from the floor-to-ceiling windows in all rooms! \$785,000



*Point of Americas 1 - #1403*

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



*Point of Americas 1 - #2212*

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

*For Sale*



*Point of Americas 1 - #708*

Live the Harbor Beach Life! 2beds/2baths, 1,880 square feet. Find your Inner Peace. In this 7th floor renovated large 2 bedroom 2 bath southern facing beauty which offers direct South-East Beach views. Floor to ceiling windows in all rooms showcase unobstructed Ocean, Intracoastal and southern views to Miami. Point of Americas I offers Luxury amenities, 10 acres of landscaped beachfront property, underground parking, extra guest parking, guest hotel rooms, heated Oceanfront pool, cabana service on the beach, multiple gyms, BBQ areas, onsite restaurant, 24 hr security and guardhouse entry, on the widest private stretch of Fort Lauderdale Beach. Watch the daily parade of boats. Close to all major highways, 15 minutes to the Airport, shopping, dining, midway between Miami and Palm Beach. \$1,100,000

YOU DESERVE THE BEST REAL ESTATE SERVICE.  
**I'M HERE TO PROVIDE IT.**

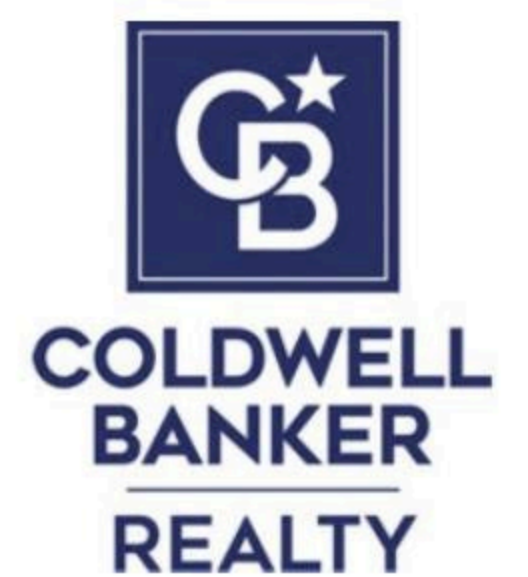


**Martha Buckley**

954.309.4889 cell

Martha.buckley@floridamoves.com

**MarthaSellsFTL.com**



Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. 12345FL\_1/17

# GET LOST

LITTLE PALM ISLAND  
*Resort & Spa*

LITTLEPALMISLAND.COM | 866.228.4424

NOBLE HOUSE  
HOTELS & RESORTS