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From Dream to Reality

When architect Joe Castro finished plans for a new, 3,600 square foot house in Oakland Park, who did he go to to build and finish it? Zahn Development.

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The Apex of Downtown Life

To say Downtown Fort Lauderdale's Living Options have changed in the past 20 years is putting it mildly. This month, let's go straight to the top.





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From the Sand Up

ISLAND follows along in a new series as a new house is going through its design, build, and furnishing stages on the sand in the Florida Keys.

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Muse: Style & Substance

There are a number of new high-rises planned for our burgeoning downtown, and while some may make you yawn, The Muse is not one of them.





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Befriending the Wheel the Glaze & the Kiln

New York transplant, Steven Charlton, done with a world of custom designed furniture, shifts his focus to ceramics.

On the cover: A home designed by Architypes and built by Zahn Development. See the story beginning on page 12.



REDEFINING REAL ESTATE

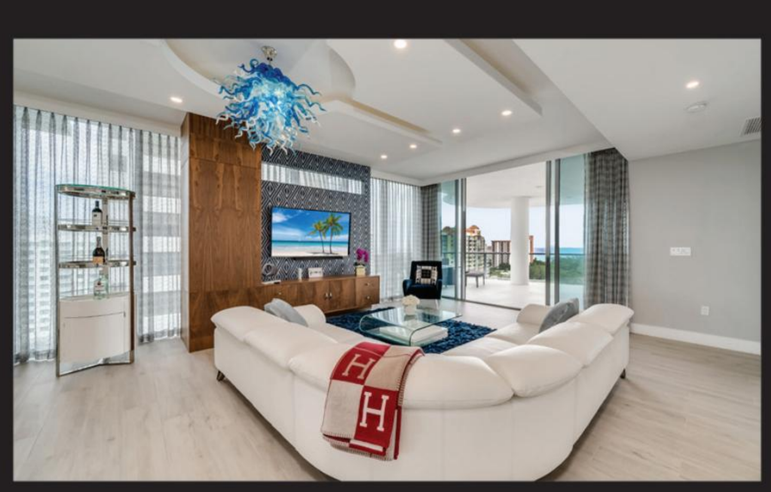
re·la·tion·ship
/rəˈlāSHən,SHip/

The way in which two or more objects or people are connected.

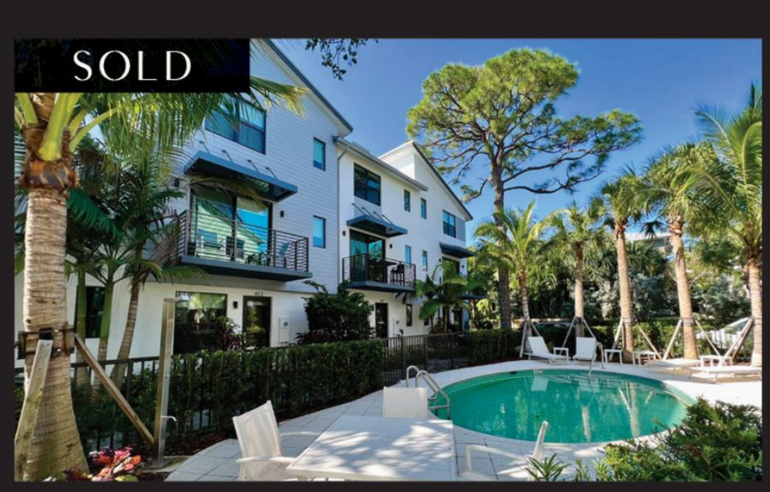
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ISLAND

FROM THE EDITOR

Goal for 2023: Nurturing Diversity

I want to start this year by thanking all of you — our readers, our advertisers, and all those who have contributed in other ways. As we enter 2023 with...okay, let's admit it, some trepidation, I would like us all to take a moment to focus on some amazing efforts that move beyond our usual contents.

Every month our pages contain beautiful buildings, wonderful food, and gorgeous art objects, and this month is no exception. But the world includes more than these things. Living in the world is challenging for many of us, and this month I'd like to encourage all who are reading this page to think beyond our usual contents. This month, let's consider what we might do to make this world more liveable for everyone.



Healthy Housing Foundation's 75-unit affordable housing, designed by Glavovic Studio and rising now in Miami.

Here are two amazing examples:

The first example resonates with my editor's letter from last month: Julian's Fountain of Youth is a 501(c)(3) "dedicated to creating opportunities for our LGBTQ+ Youth to reach their full potential through community involvement and experiential learning." Their work involves providing opportunities for youth in settings such as their "Wilton Collective"--a huge shop on Wilton Drive accepting donations and selling art, jewelry, furniture and used clothing, with proceeds used to benefit LGBTQ+ kids.

The second is initiated by the AIDS Healthcare Foundation and in Florida currently involves affordable housing for people in Miami who earn less than the median income, which is currently about $44K. My friend Margi Nothard of Glavovic Studio is the designer. As you can see in the rendering, these will exist in Miami's Edgewater district, a neighborhood that includes some superglam properties like those you might see in this magazine. It also includes some that are not of that realm. Margi's determination to get these truly affordable dwelling spaces built for those who need them most is an inspiration.

But working to open up possibilities for others does not have to entail opening up a 501(c)(3), or designing a building. Think about projects that inspire you or intrigue you. Tell us about them. We'll try to feature one in every issue this year. Let's help each other through this new year by thinking together about making things better for everyone.

John T. O'Connor

Editor-in-Chief

Rendering Glavovic Studio

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EAT PAPA, EAT!

The **Visit Lauderdale Food & Wine Festival** is the premier culinary event in Broward County! Although the festival puts the spotlight on Greater Fort Lauderdale's hospitality industry all year long, **January 9-15** means a week long celebration of the best of Fort Lauderdale's chefs, Produced by 66 Productions, VLFWF showcases Broward County's renowned and emerging chefs, restaurateurs and local food & beverage establishments like **Heritage, Burlock Coast, Evelyn's** and **The Katherine.** Not only that, proceeds from the Food & Wine Festival will benefit **Joe DiMaggio Children's Hospital.** What's better than that? Info and tickets at **vlfoodwine.com**

Attention all pups!

Attention all pups!



Held at the new, Las Olas Oceanside Park, The 3rd Annual ***FUR THE LOVE PET FEST*** is an all-outdoors pet holiday! A true celebration of Fort Lauderdale's love for their furry companions and a day of four-legged fun, hosted by Instagram Influencer *Tour with Teddy* and Ana, his faithful mom. Scheduled for Sunday, February 26th, from 10am to 4pm, the day includes games, contests, food & drinks plus the opportunity to socialize your pup with other dogs! For more information and tickets, go to **theloopflb.com/events**

IGNITE THE NIGHT



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. Follow the light to IGNITE, a series of immersive art experiences by leading contemporary artists and designers, free to the public! More information for this January 25-29 event at ignitebroward.com

*"Now, I wouldn't presume to tell a woman...What a woman oughtta think, But tell her if she's **gotta** think, think **pink**!"*

In its 3rd year the annual SeaGLASS Fort Lauderdale Rosé Experience, sponsored by AutoNation and presented by The Hilton Fort Lauderdale Beach Resort returns to the beach from Jan. 20 through Jan. 23. Over 30 rosés from vineyards around the globe will be featured. Expect guest chef appearances, live musical performances by The Collektives & Spred the Dub as well as sets by British/Brazilian DJ Anna De Ferran. Proceeds benefit AutoNation's DRV PNK cancer initiative. Tickets & info at seaglassexperience.com



Photo Seaglass

Architypes designed this courtyard style, Oakland Park home as an ode to Mid-Century Modern design, giving it a single-slant roof and deep overhangs.

photos Stuart Gobey, Island Studio



FROM DREAM TO REALITY

Architypes and Zahn Development worked hand-in-hand to complete a stunning new home in Oakland Park that tips its hat to Mid-Century Modernism.

text Sybil Robert

BUILDING A NEW HOUSE CAN SOMETIMES give clients a bit of déjà vu for the film *Mr. Blandings Builds His Dream House*. The 1948 comedy starring Cary Grant and Myrna Loy poked fun at the process of tearing down an existing home, designing a new house and getting builders to finish the job to the couple's expectations. In the movie, from the purchase to the new home's completion, there are a slew of setbacks and errors that made this screwball comedy a hit at the box office.

Of course in 'real life' miscommunications and errors *can* happen... but if you choose wisely, you can make this process as smooth as

possible. One example of this is a beautiful, newly constructed home in Oakland Park.

The building of this Mid-Century Modern inspired home can be seen as an object lesson in successful collaboration. With the original home that occupied the site demolished, the owners approached Joe Castro of Architype to design their home. With a firm idea of what they were after aesthetically,

The three bedroom home is an elongated, rectilinear "C" shape in plan, its living spaces opening via huge, impact glass sliders onto a courtyard and lap pool, centered in the space.

they nudged him to contact the folks at Zahn Development to take on the construction, as they were fans of Zahn's finish work and detailing.

Unlike the Cary Grant comedy, the process went smoothly, mainly due to the collaboration between Architype and Zahn. With Architype responsible for the design, Zahn responsible for construction and Rita Sosa-Zahn in particular responsible for interior design, the final product is breathtaking.

Approaching the house from the street, the size of the residence — a full 3,200 square feet, is not apparent. Instead of dominating its neighbors with a two-story edifice pushed to the street, Castro designed this as a single story, integrating it visually with its surroundings. The three bedroom home is an elongated, rectilinear "C" shape in plan, its living spaces opening via huge, impact glass sliders onto a courtyard and lap pool, centered in the space. If one didn't know better they





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.



might think this property was an exquisitely renovated home from say, 1958. The quality of the construction, thanks to Zahn development, tells another story. This residence, as with all of Andrew Zahn's projects, are built to withstand the test of time, not to mention withstanding what Mother Nature may have in store for South Florida's future.

Architype's design for the home as a whole is taken two steps further by the interior design, fittings and finishes of Rita-Sosa Zahn,

If one didn't know better they might think this property was an exquisitely renovated home from say, 1958. The quality of the construction, thanks to Zahn development, tells another story.

of Zahn Development. We had the chance recently to sit with her to talk about this collaboration.

ISLAND: If you think of Zahn Development and Architype as two circles that overlap in terms of what you both do, how did you set up a collaboration with them, allowing your work, their work and the client's wishes to all dovetail — for lack of a better word — so well?

RITA SOSA-ZAHN: Well, Joe Castro gave us a complete plan set early on and informed us of the client's wish to form this collaborative effort. The owner came to the table having a clear Mid-Century Modern vision for the home, so having that concept from the beginning created an easy collaboration. It informed the finishes, cabinetry, lighting fixtures, and pretty much everything else.

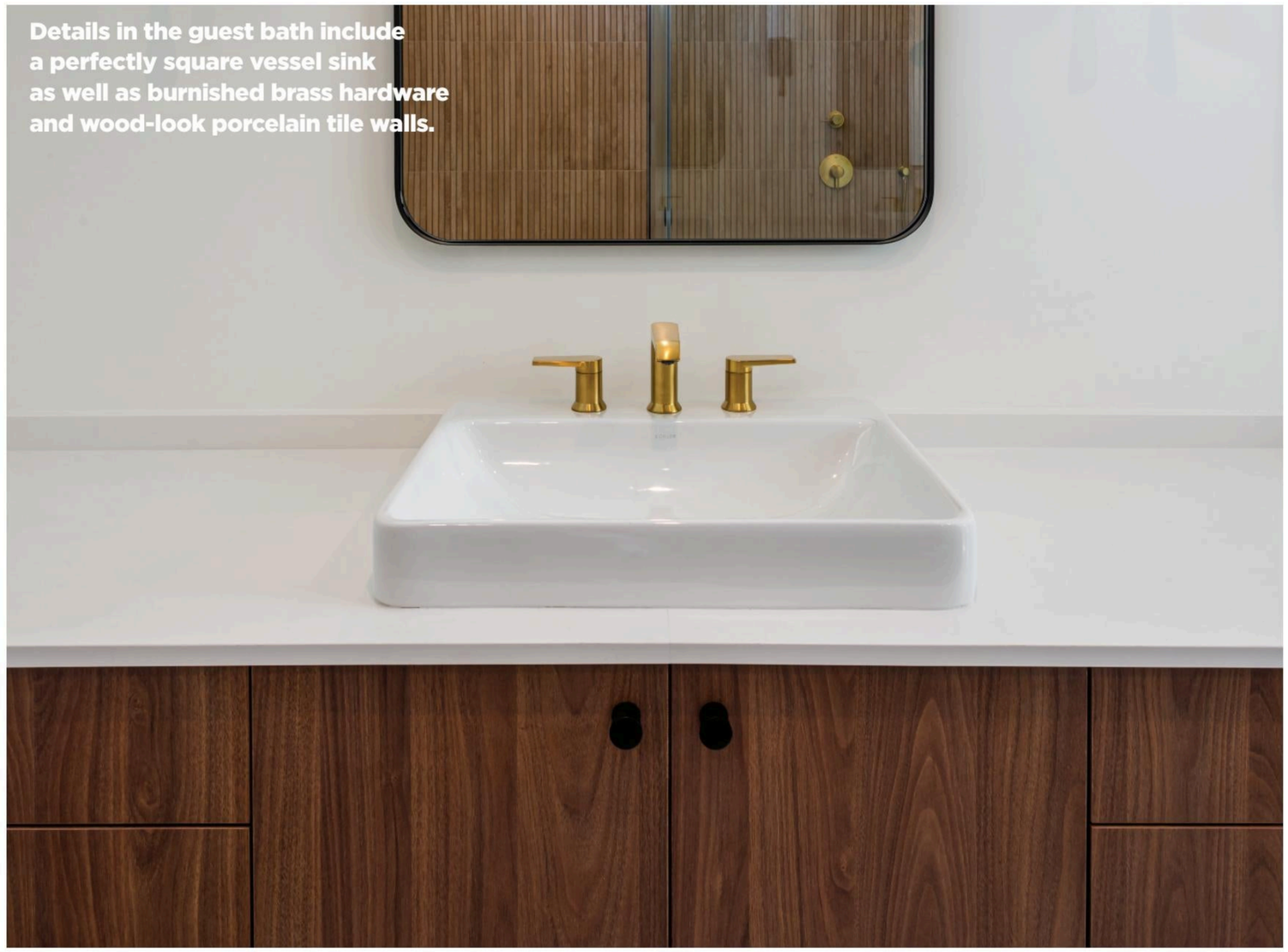
What exactly were Zahn's responsibilities on the project?

Zahn Development was responsible for building the home from Architype's final plans, as well as creating an interior design pack-

A mix of burnished brass and black metal was introduced in the home's primary bath.



The double shower's wood-look porcelain tiles mimic the natural feel of real wood. Metals chosen mix black with brass.



Details in the guest bath include a perfectly square vessel sink as well as burnished brass hardware and wood-look porcelain tile walls.

age, selecting all the final finishes. That means selecting materials, appliances, cabinet design, floor tile, wall tile, hardware... right down to the paint color in each room.

Can you give me a few of your thoughts into why you selected the particular fittings and finishes you did for this project? I am seeing a lean towards bronzes and burnished brass...

We wanted to stay true to the Mid-Century Modern design of the house as a whole. Brass and walnut was a popular choice in that era and we used it throughout the house. You can find brass and walnut in the kitchen, powder room and primary bathroom. For the powder room wall and primary bathroom shower, we wanted to continue the warmth of the walnut, and selected a linear textured wood tile.

The lighting choices here are right on target. Can you tell us a little about those?

Yes, well, we knew we wanted to include some classic, mid century lighting designs. So, for the dining room lighting fixture we used the iconic Herman Miller Nelson Saucer Bubble Pendant. Given the high, sloped ceilings, we wanted to make a mid century design statement, but one that could be seen throughout the open floor plan. Over the kitchen island hang two understated Louis Poulsen PH 4/3 Pendants. Those are simple and elegant and add to the quintessential 1950's concept of the home. In a nutshell, we used iconic and widely recognized pieces of mid-century modern lighting where they could make the biggest impact.

The 'warmth' continues to appear right down to your final selections for the bathrooms in this project, giving the entire house a great continuity.

We wanted to continue the brass and walnut palette, but I didn't want to *over* use it... so I introduced black metals into the primary bathroom instead. The wall sconces are mixed metals; brass and black. The plumbing fixtures are brass. The cabinet hardware, glass shower enclosure hardware, and mirrors are all matte black metal. I think mixing the metals with the walnut wood tones, and gray porcelain flooring created a balanced composition.





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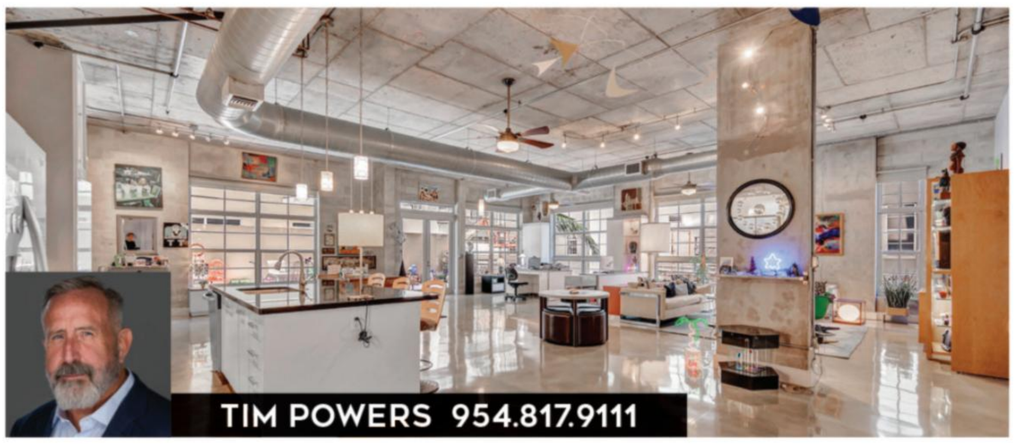
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Urban+Urbane

As downtown Fort Lauderdale reaches for the sky, more ways of living are available, from a tiny, 400 square foot studio to this ultraglam, nearly 7,000 square foot triplex.

text Sybil Robert **photos** Myro Rosky

WHEN THE TENETS OF NEW URBANISM started to take hold in Downtown Fort Lauderdale about 20 years ago, many residents — and visitors — scoffed. "No one in their right mind would want to live downtown," they said, "Those buildings will *never* fill up... There's nothing to *do* there." Well, to borrow the title of a Connie Francis song, *Who's sorry now?*

In 2023, the cranes are still swinging to help build 35, 40 even 45-story towers as fast as permitting will allow. All those other rental complexes — filled. All those condos from the 2000 to 2007 boom — sold. Downtown has seen a metamorphosis like no other. New restaurants spill onto the streets with al fresco style dining, the Broward Center has more sold out performances than ever and the Riverwalk has finally come into its own.

The best part? The *range* of options we have for living downtown is better than ever. In 2023 one can opt for the vibrancy of Society Las Olas, sharing an apartment with friends and dining at say, The Wharf, right outside your door. Or, you can rent a spiffy one-bedroom unit at say, Las Olas Walk and on any sunny morning just pop your kayak in the canal outside your door. And, if you have the means, you can take a speedy elevator to the *other* end of the spectrum. Let's take you there.

Downtown is on fire. New restaurants spill onto the streets for al fresco style dining, the Broward Center has more sold out performances than ever and the Riverwalk has come into its own.

A valet opens your car door, whisking it into a secure garage. The concierge greets you with a warm welcome home. You whisk up to the 32nd floor, where the elevator opens into your private vestibule. Throw open the doors and you're home. At the Las Olas River House, this nearly 7,000 square foot residence — offered by Matt Bobby at Compass — spans three levels, all connected by private elevator or the centrally-located spiral staircase.



Creating a visual center to the residence is an elegant spiral staircase. It surrounds a three-story chandelier festooned with thousands of blown glass pieces, each diffusing its light.

At the center of these elegant, curving steps hangs a magnificent chandelier. Festooned with thousands of hand-blown glass diffusers, it bathes the center of the home in warm light. From this point, the sprawling four-bedroom, six-and-a-half bath condominium spreads out in every direction.

The kitchen, open to the first level's other entertaining spaces, is dressed up in polished stone with refrigeration and storage hidden behind doors of dark, glossy wood.

Walk straight ahead and you'll experience an explosion of volumetric space as the 10-foot ceilings of the stairhall and entry foyer doubles for its two-story living room boasting incredible city views. Turning left, you'll walk past one of the home's five balconies as well as a full service bar with undercounter refrigerator, ice maker and seating for four. Beyond are the home's dining room and family room, further still you'll enter into the kitchen.

The kitchen, open to the first level's other entertaining spaces, is dressed up in polished stone with refrigeration and storage hidden behind doors of dark, glossy wood. A professional style range is paired with a high efficiency exhaust hood. The space lays claim to a very long kitchen island, perfect for prep work as well as entertaining guests.

On the 2nd level, you'll find a huge primary suite with two sets of windows, one looking over the city, the other looking down over the two-story living room. This suite has dual, en suite bathrooms. One, (ostensibly "his") has a step-in, glass-enclosed shower, while the other, (ostensibly "hers") has a deep soaking tub as well as a step-in, glass-enclosed shower. Even the guest baths are spa-like in detail. Up one more level and you have an expansive den with full wet bar/party kitchen with refrigerator, icemaker, sink, cooktop and more.

Throw in your own furnished, private cabana found poolside, add to that two deeded parking spaces in the garage, and we're sold. If you're going to live at the center of a city that is truly becoming more exciting each day, *why not* do it in a sprawling, yet suave and polished residence... like *this* one?



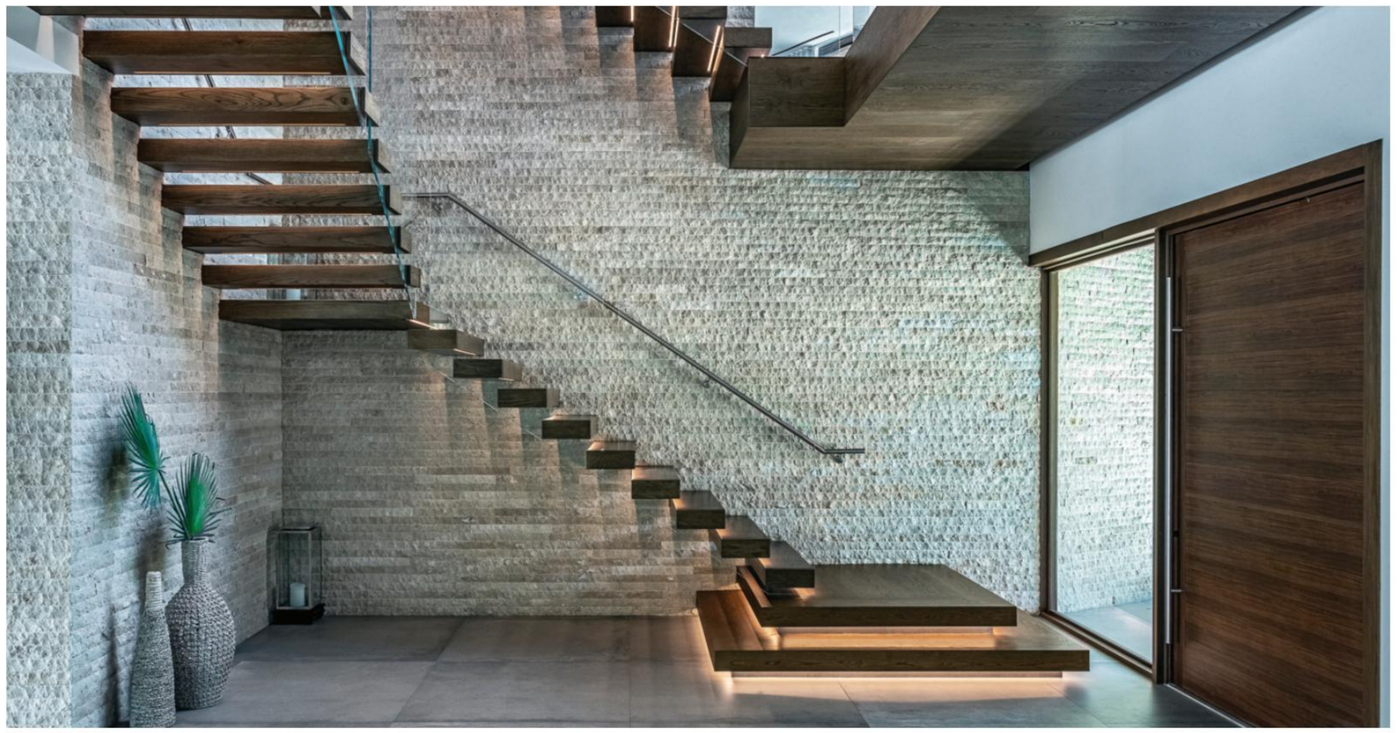
Top photo courtesy of Compass

Above: The kitchen has appliances a chef would love, but it is crisp, clean and dressed for company. Below: Guest baths are meticulous in every detail.











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Located on a remote spit of land at the southern end of the Florida Keys, the oceanfront lot where this home will rise has been circled.

FROM THE SAND UP

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

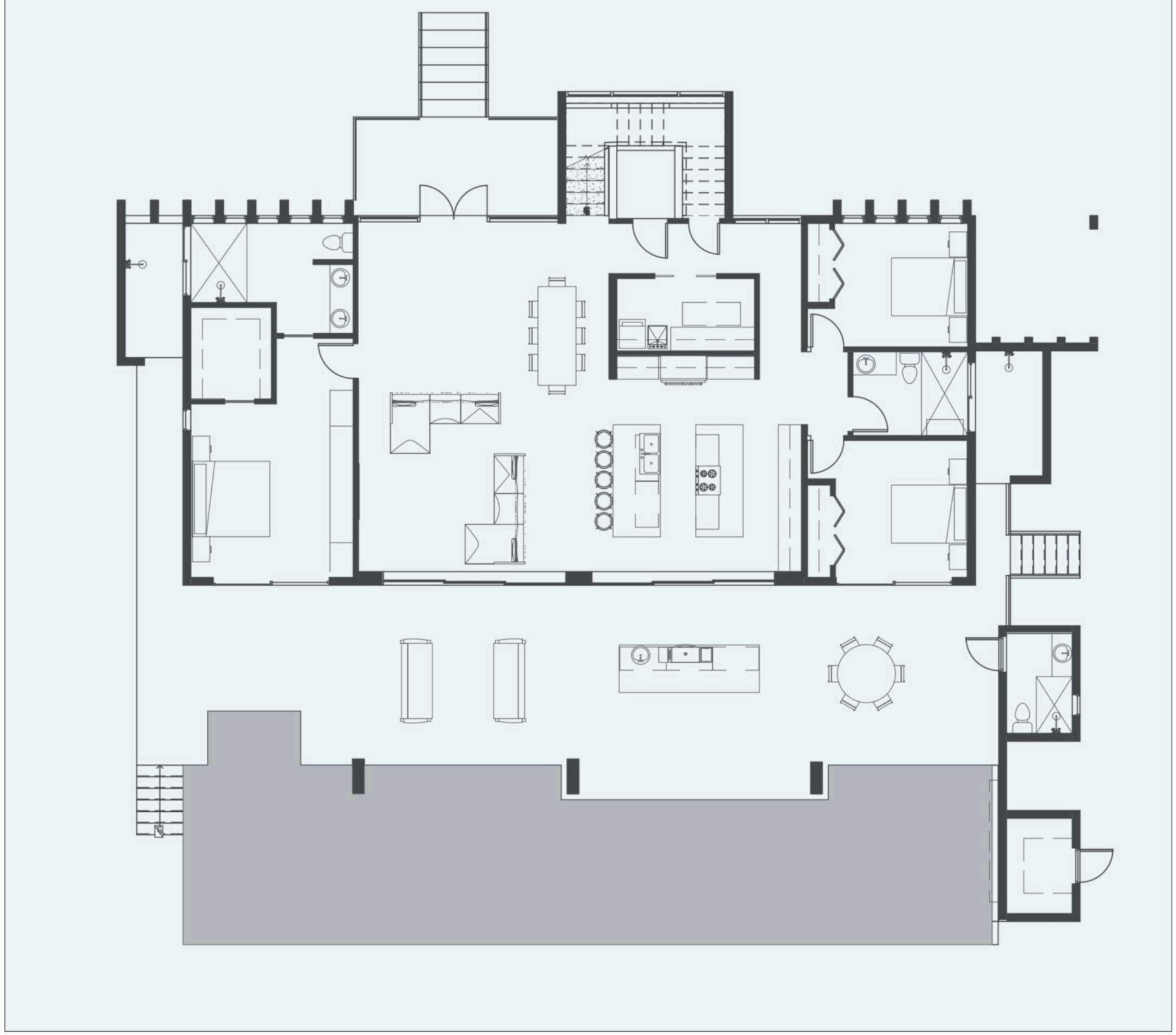
text John T. O'Connor

FOR MOST PEOPLE, MOVING INTO AN existing home and taking on renovations is a daunting task they swear they'll only attempt once. Others see them as a challenge, looking forward to rolling up their sleeves and diving into consecutive projects over the years. But taking on the design and building of a new home is, as they say, a whole 'nother ballgame. Indeed it is. Throw into that mix a building site that itself is a metaphorical litmus test of climate change, and you've got yourself a project!

ISLAND magazine was contacted about just this type of thing by two gentlemen who own a home in Seattle. They've renovated a part-time residence in the Lauderdale Beach neighborhood, and now want to build in the Keys. We decided this opportunity for a story was too good to pass up, so we'll run it as a series entitled From The Sand Up, following the process — and progress — along the way.

With the help of Mark Williams of Castelli Real Estate, the couple honed in on, negotiated, and purchased an oceanfront lot on a remote spit of land in the Florida Keys. Even before closing the deal, the two were chomping at the bit to build. They started by asking themselves what they were after in an architect. For this project in particular, the clients wanted an architect who understood how to build in the face of climate change. They also wanted one who could design a contemporary, yet timeless home. Above all, they wanted an architect who would listen, and design a home suited to its specific site. The couple honed in on William Knetge, principal at Terra Mar,

Above all, they wanted an architect who would listen, and design a home suited to its specific site. The couple honed in on William Knetge, principal at Terra Mar, a firm located in Marathon, only a short drive from the site.



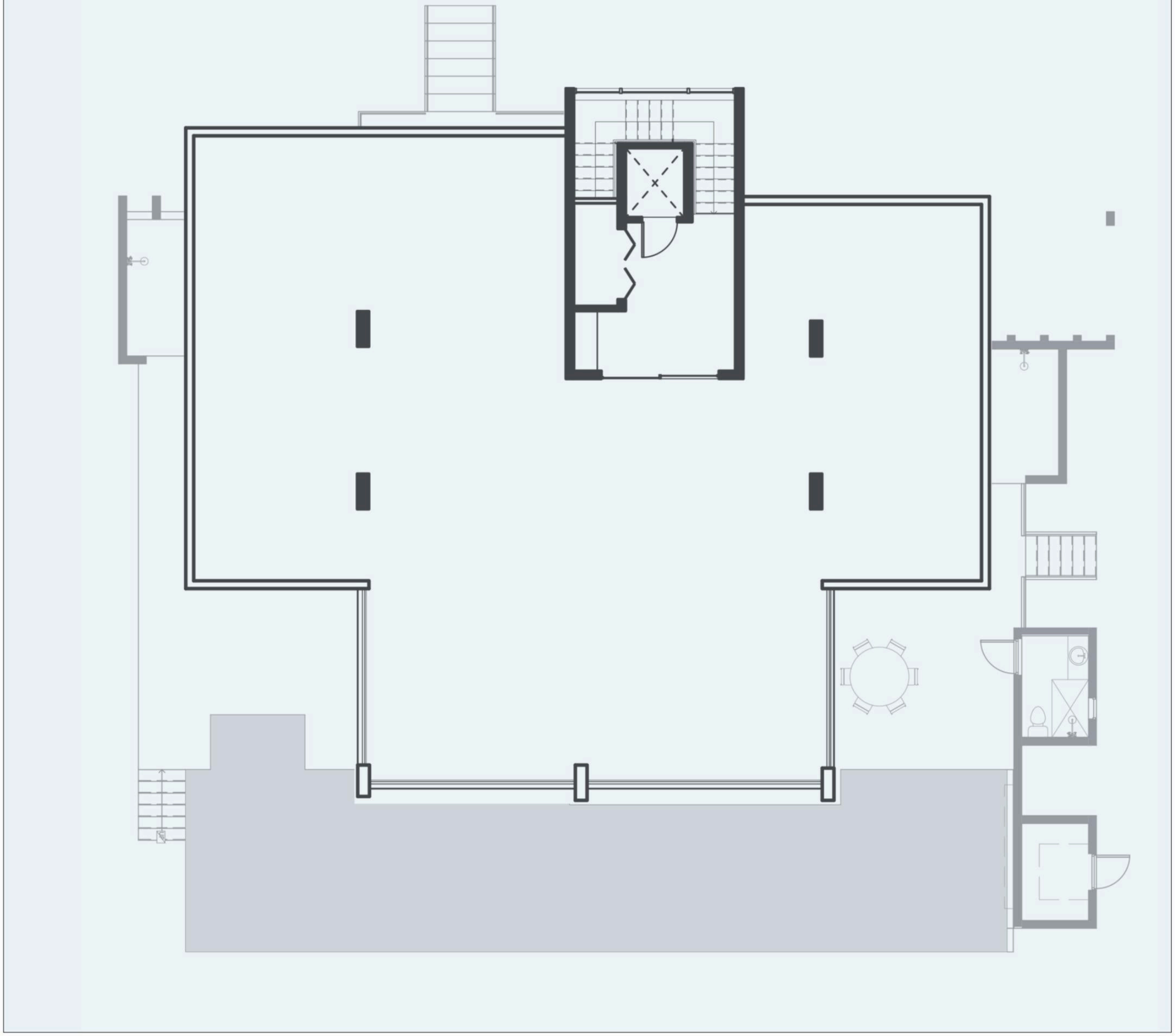
The architect listened to his clients' expectations, presenting them with this plan for a home with most everything on its first level.

a firm located in Marathon. His firm was just a short drive from the building site, and they found Knetge to be "island minded," that is, laser-focused on building for the Keys. Having found Terra Mar, the lot's owners were ready to get moving.

Knetge's clients wanted an open floor plan for entertaining. Check. They wanted a split plan. Check. They wanted a copius amount of covered terrace where they told the architect they'd spend most of their time. Check.

But to get the results needed in a timeframe that makes sense, one needs a builder who is on the same wavelength as the architect. In this case, Knetge himself recommended getting in touch with Tony Imparato of Igmar Enterprises. Terra Mar had developed a symbiotic relationship with Igmar over several projects and Knetge knew that with Imparato on board, he and the clients could count on a team completely at ease building what Imparato calls a "bulletproof structure" that stands up to what is the toughest building code in the country.

Even before settling on this oceanfront site, the couple had looked at the work of other successful architects, but were concerned the cost to build what they were really after would be prohibitive. In the other direction they looked into the possibility of building a prefeabricated home on the site. But the Keys' tough building code pretty much eliminated that possibility. After a couple of consulting sessions between the architect and clients, Knetge was given the go ahead.



The floor plan of the 2nd level shows it as an open air terrace with an enclosed stair and elevator tower.

His plan for the two story home (above) seemed to check all the boxes. Knetge's clients wanted — on a particular budget — an open floor plan for entertaining. Check. They wanted a split plan. Check. They wanted a copious amount of covered terrace where they told the architect they'd spend most of their time. Check.

By keeping the lines of communication open between clients and architect, the group was able to settle in on plans that fit their wants and needs fairly quickly. Ceiling heights were set at 10 feet, and thanks to the deep overhangs planned for the first level, the home would benefit from passive cooling. As the sun would only shine in directly a few hours of the day, they could afford to have floor-to-ceiling glass sliders and not worry about heat gain. In order to take the most advantage of their oceanfront site, the architect proposed turning a great deal of the flat rooftop into a sprawling terrace with unencumbered ocean views. This would be accessed either by the centrally located staircase, or by elevator. There is enough area for a small bar with under counter refrigeration, and as this is positioned over the home's laundry room, (with hot and cold water plus drain lines) turning that bar into a wet bar with sink and potentially an icemaker is a possibility.

At both their Seattle and Fort Lauderdale homes, the clients love to entertain outdoors. Even when it's just the two of them and their dogs, the doors remain open and they often choose to eat outside. To accommodate this, Knetge included a very





deep terrace overlooking an infinity edge pool and the ocean beyond. In front of the living room is an approximately 12-foot deep extension, protected from above. When the doors are slid back, the line between inside and out is erased.

The same can be said for the kitchen area. Open on the home's interior, the kitchen is designed with not one but two

To accommodate their love of outdoor dining, Knetge included a very deep terrace overlooking an infinity edge pool and ocean beyond. When the doors are slid back, the line between inside and out is erased.

islands. One for cooking and prep work, the other for clean up and breakfast bar. Open the doors to the terrace and this space is connected to an outdoor kitchen, perfect for entertaining or for lunches by the pool.

The pool itself is designed with a waterfall feature near the outdoor dining area as well as an infinity edge waterfall that is designed to run the full length of the pool. The owners are very committed to designing a home that respects its site and the landscape that surrounds it. To that end, they're exploring the idea of wrapping certain exterior and perhaps interior elements in Florida keystone as seen in the rendering.

Coming up in the next installment of "From the Sand Up," we begin the task of selecting fittings and finishes for the home.

A 3-diemsional rendering shows what is currently the final design as it will appear when complete.



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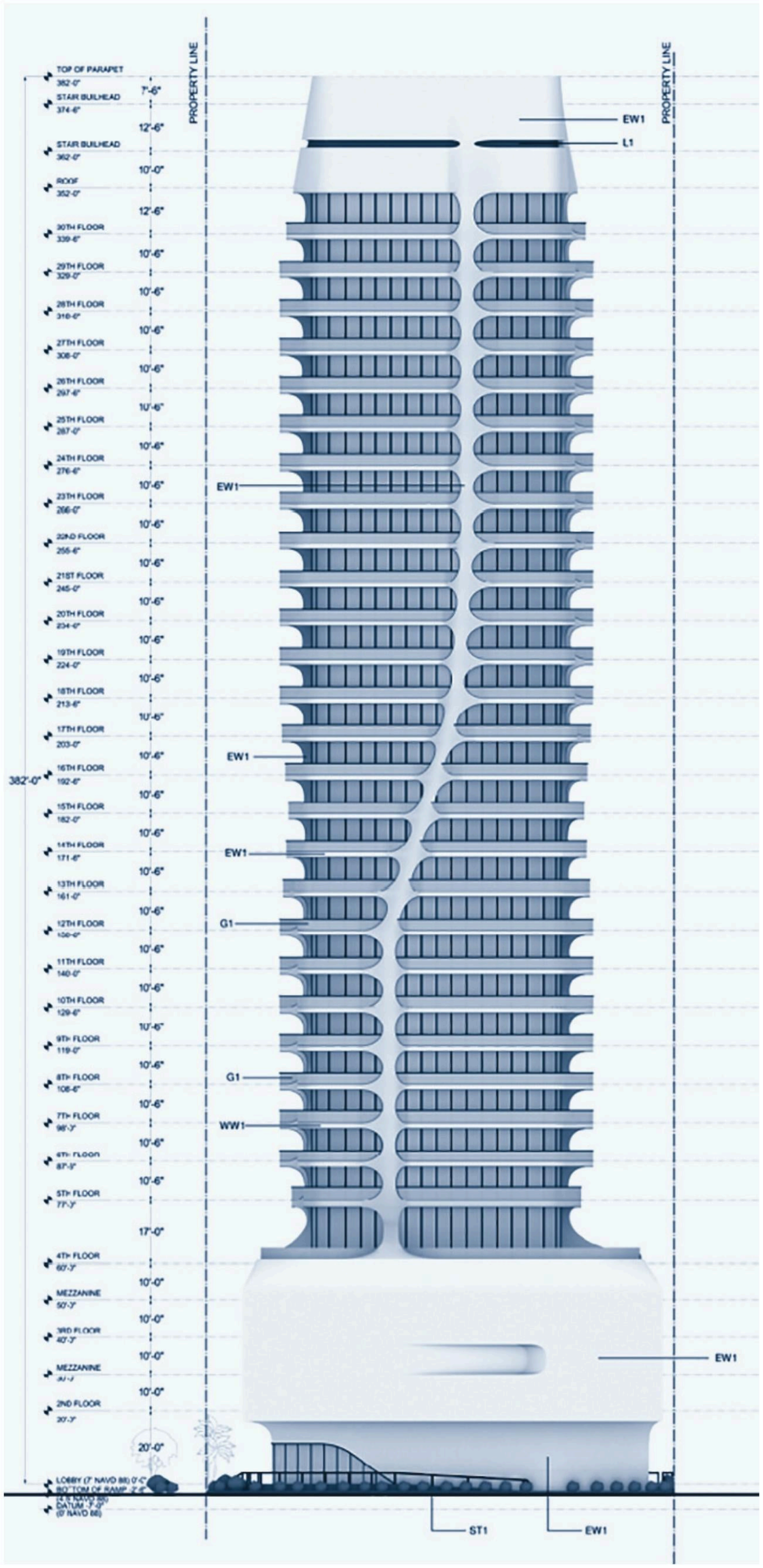
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Rendering INOA Architecture

THE MUSE

STYLE AND SUBSTANCE

TO RISE IN FLAGLER VILLAGE

text John T. O'Connor

THE PAST YEAR HAS SEEN A PROLIFERATION of high-rise projects proposed for Fort Lauderdale's downtown core, spreading both north and south. As interest in a dense and walkable, urban environment continues unabated, and land in this area becomes more valuable, developers and architects seem to be in a race to make their project more exciting than the rest. In some, like Society Las Olas that excitement comes from the inclusion of restaurant and retail space to the tune of 16,000 square feet. In others, the idea of applying for permission to shatter the FAA's restriction on height downtown to 499 feet is the goal. This has meant soon-to-rise towers of 500, 550 and 600 feet to create ever-taller towers and a scintillating skyline.

As proposed, INOA set The Muse on a four-story podium, where the remaining 26 stories are set back, looking like a monolithic sculpture.



Others have looked toward design to set themselves apart. One of those now proposed and under review is The Muse, a slender, 383-foot tower designed by the proposed by New Leaf Development and designed by the New York based firm INOA. The tower, as currently proposed would have 112-residences.

The exterior of The Muse has an organic feel, very much at odds with the rectilinear skyscrapers so common in downtowns across the country. The Muse leans toward a school of design

With its exoskeleton and curvilinear balconies that seem to grow from floor to floor, you might be more likely to describe this slender, undulating edifice as extraterrestrial.

known as Deconstructivism. Some have called its distortions and "controlled chaos" discipline-shattering. The style emerged decades ago as a new way of perceiving the built environment, but visually became a response to — or fight against — Postmodern architecture. At that point in time, Postmodernism had devolved from taking cues from the past, into simply copying ideas from classical antiquity, essentially disguising modern buildings.

Glancing at renderings of The Muse, you'll find yourself at pretty much the other end of the stylistic spectrum. With its exoskeleton and curvilinear balconies that seem to grow from floor to floor, you might be more likely to describe this slender, undulating edifice as extraterrestrial. As proposed, INOA set The Muse on a four-story podium, where the remaining 26 stories are set back, looking like a monolithic sculpture. Within that podium will be a parking garage for residents, concierge

The Muse has balconies that fluctuate from shallow to deep as you rise on two sides, and from deep to shallow as you rise on the other two.

Rendering INOA Architecture

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INOA designed an exoskeleton-like spine of steel-reinforced concrete that runs up the 383-foot tower, giving it an anthropomorphic quality.

desk, a proposed art gallery, all topped by an amenities deck with swimming pool.

But unlike most of the new towers recently opened and on the horizon, The Muse is not planned as a rental project, but as a condominium... one the real estate community will tell you is desperately needed. Condominium units are currently planned as one, two, and three-bedroom floor plans ranging from 758 to over 1,500 square feet. On two sides of the structure, the lower levels will offer minimal balconies, but as you climb from the top of the podium to the 30th level, those grow organically, following that spine-like exoskeleton floor by floor until they become deep, wraparound balconies. On the opposite two sides, the progression is from deep balconies to narrow as the building rises. Unlike earlier buildings to rise in the Flagler Village neighborhood, The Muse makes the most of floor-to-ceiling, impact glass giving these condominiums a true indoor-outdoor feel. The current iteration from INOA also promises glass railed balconies, promising uninterupted views.

On two sides, the lower levels will offer minimal balconies. As you climb from the top of the podium to the 30th level, those balconies grow organically, following the building's spine-like exoskeleton.

While the sliver-like structure proposed for The Muse is a far cry from anything in the Flagler Village neighborhood, perhaps that is just the point. Instead of nodding to the past, or continuing the trend of building simply another tower with an angled roof or a two-tone paint job to set it apart, The Muse dares to go further, offering to nudge great living options just a little further both literally and figuratively. The muse dares to ask, "*why not?*" and that could not make us happier.

Rendering INOA Architecture

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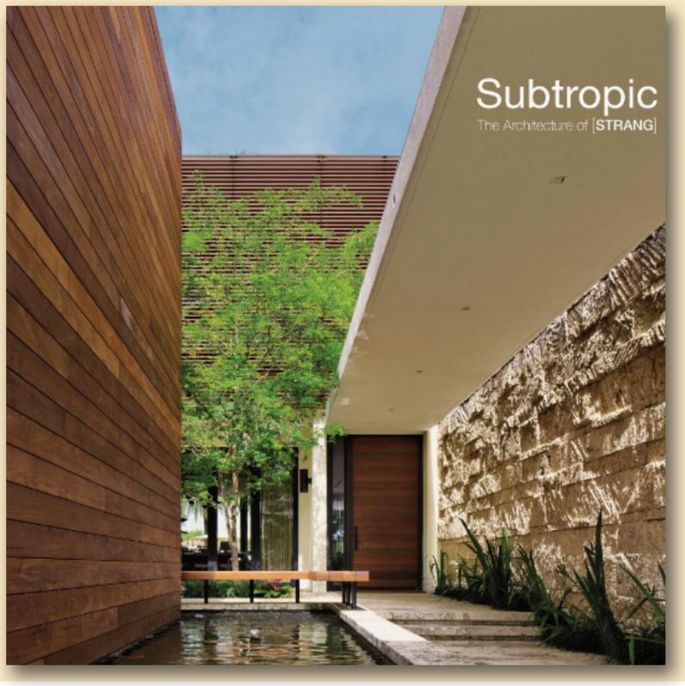
Illustration Rollin McGrail

Books You Need Now

ISLAND'S SELECTIONS for what to read in the coming year is based on topics our readers love: marvelous architecture, daring design, interior furnishings and the built environment in general. This season we've selected six of our favorites, some are spanking new, while others are 2nd edition gems.

There is something for all of our readers here, whether your interest is piqued by a compendium of Art Deco era furnishings designed by Jean-Michel Frank, or the cutting edge work of a South Florida architect whose residential designs make absolute sense for the sub-tropics.

We've tried to be democratic in our picks, offering important volumes starting at $60 and lavish, coffee table books with a tag as high as $250. The choice is yours... just turn the page to see what's in store.

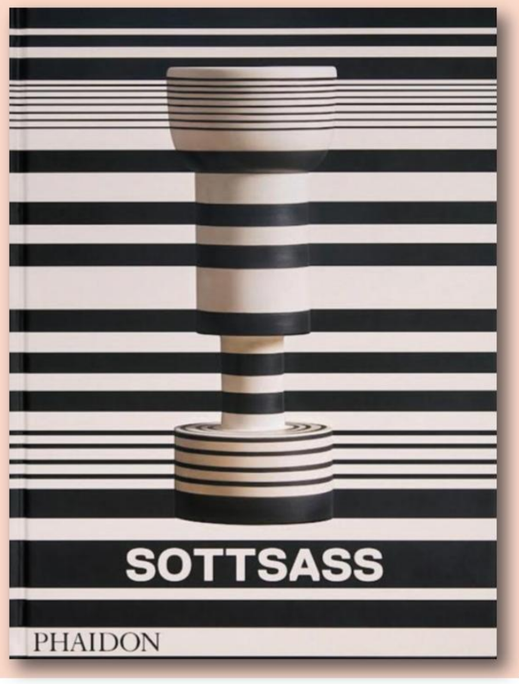


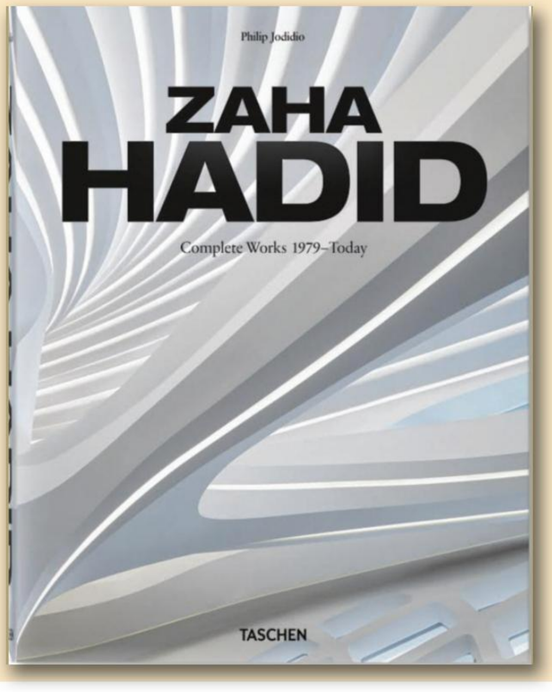
Subtropic: The Architecture of [STRANG] This handsome, slipcased volume focuses on 10 residences and features a chronology section with built and un-built work. Exquisite photography by Claudio Manzoni, Kris Tamburello, Robin Hill, Calder Wilson and others. There is an essay on the work of Strang by Anne-Marie Russell, Executive Director of Architecture Sarasota. Other contributions include a foreword by Aaron Betsky as well as architect Max Strang. The book weighs in at 668 breathtaking pages. Worth every penny.

Subtropic: The Architecture of [STRANG]
Oscar Riera Ojeda, publisher
$99 Available through Books & Books in Coral Gables and Bal Harbour, or place your Or order online at booksandbooks.com

Sottsass The re-release of this highly acclaimed title demonstrates the continual fascination, from both fans and collectors, with the life and work of Italian architect and designer Ettore Sottsass. The designer's work is popular and influential in equal measure, from his designs for Olivetti to the post-modern brilliance of the work of the Memphis Group, founded by Sottsass in Milan in 1980. Packed with beautiful images taken from the extensive Sottsass archives as well as drawings and sketches from the designer's countless sketchbooks, the book explores his entire career from the 1940s to the 2000s

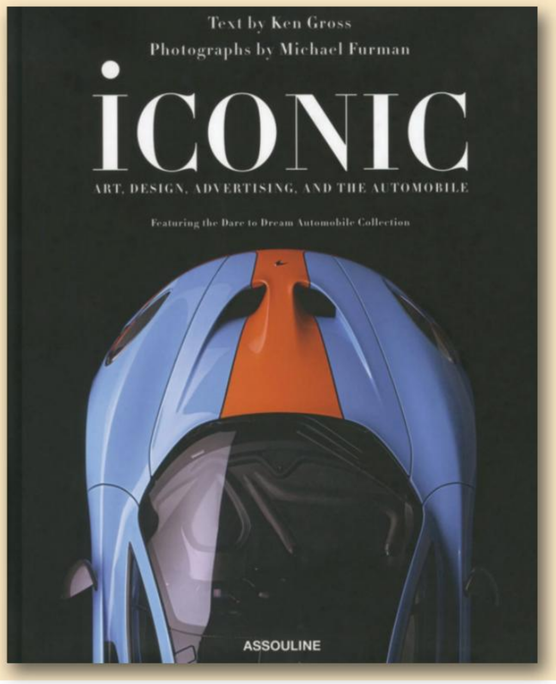
Sottsass Edited by Phillipe Thome
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Zaha Hadid Architects Around 2007, with projects like the Guangzhou Opera House and Heydar Aliyev Cultural Center rising, Iraqi-born architect Zaha Hadid was finally getting the commissions - and accolades - she deserved for designing tuly visionary structures around the globe. Floridians know her work through One Thousand Museum, the 62-story high-rise now complete in Miami. Hadid was known for wild, deconstructivist designs. This volume is a veritable catalogue raisonné of Hadid's work, as they were indeed works of art.

Zaha Hadid Architects By Philip Jodidio
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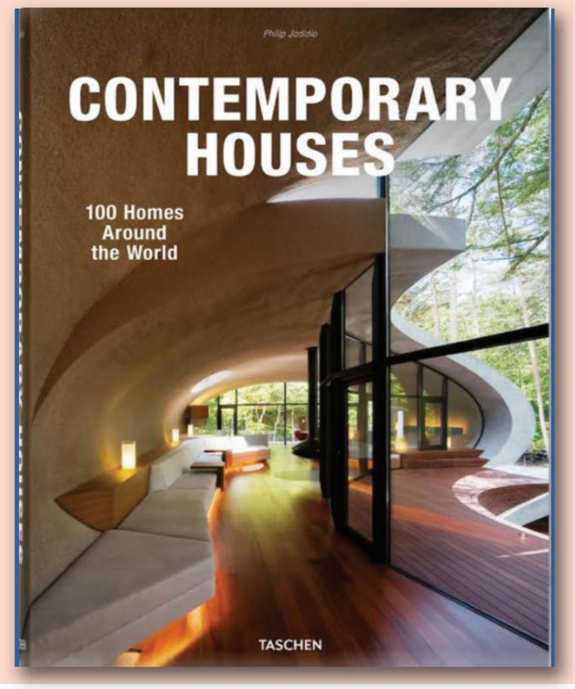


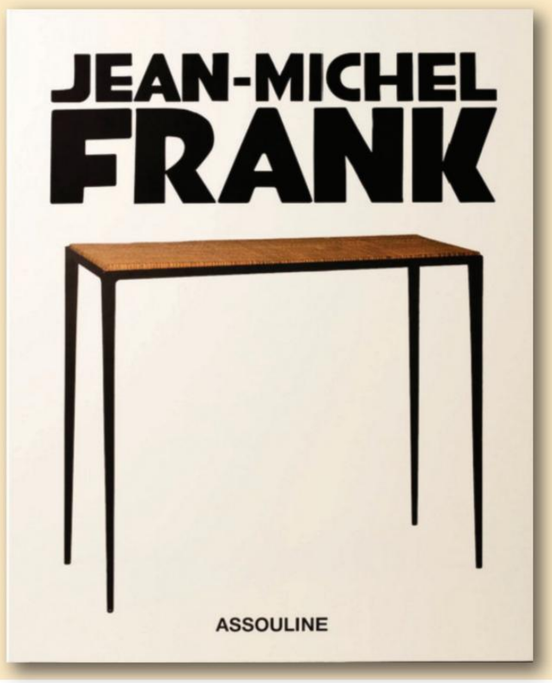
Iconic: Art, Design, Advertising, and the Automobile Miles S. Nadal's awe-inspiring Dare to Dream Automotive Museum is chronicled in this new book written by Philip Jodidio. Nadal, a true automobile enthusiast, has collected an astonishing group of the greatest cars and motorcycles from the past century. His private Dare to Dream Automotive Museum is comprised of 130 classic cars and motorcycles, and is now housed under one roof at his private automotive museum in Canada. In this book, Jodidio takes the reader through the history of the best vehicles the collection, it details the aesthetics of each, as well their significance and relevance, honing in on what makes each iconic.

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Contemporary Houses Weighing in at a whopping 592 pages, this beautifully illustrated book allows you to enter 100 of the most beautiful and pioneering houses of the past 20 years. Featuring architects such as Daniel Libeskind, Herzog & de Meuron, and Zaha Hadid, this is a global digest of the nuances, challenges, and opportunities of turning all the emotional and practical requirements of "home" into reality. Written by Philip Jodidio, the book's author has penned multiple books on art and architecture including monographs on Tadao Ando, Santiago Calatrava, Renzo Piano, and Zaha Hadid.

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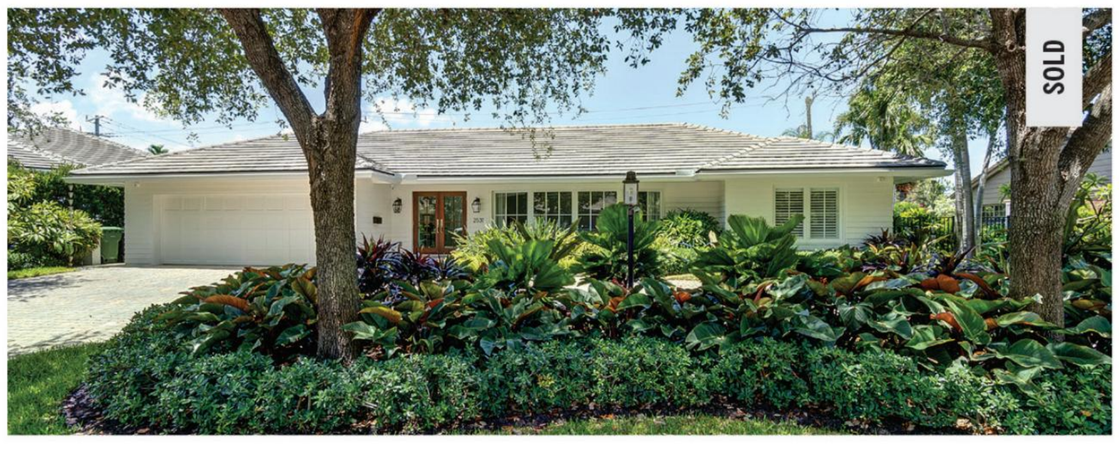
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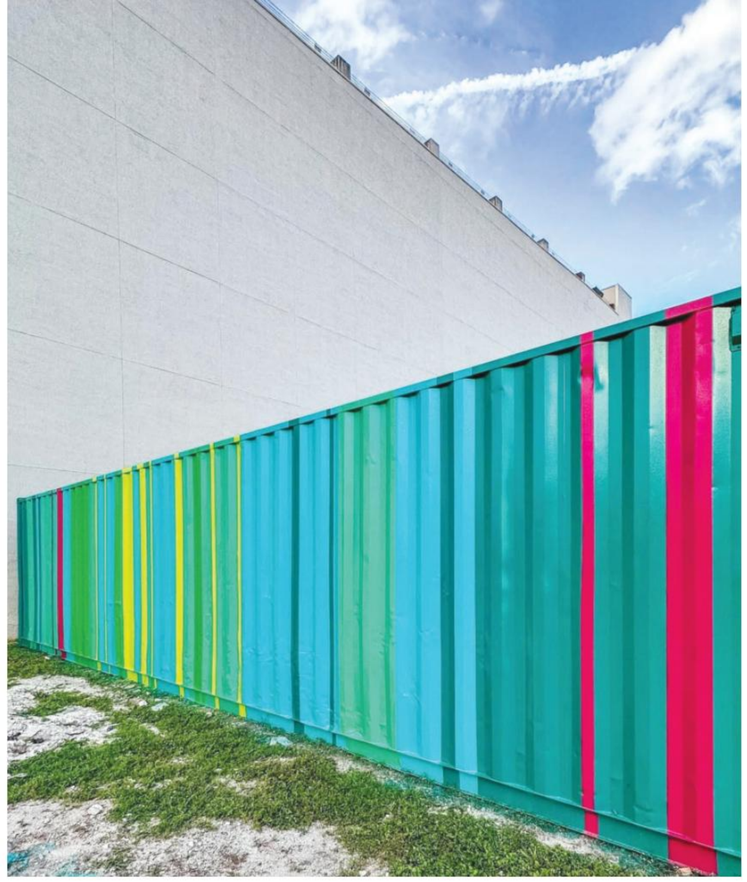
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TURNING UP THE VIBRANCY

CHRISTIAN FENECK AT AQUI IN FLAGLER VILLAGE

text Hilary Lewis **photos** Luna Mar

Drive by the new courtyard that will house AQUI, the soon-to-be open bar and eatery on the edge of Flagler Village, and you will see the colorful form of a brightly painted shipping container. The artistic embellishment of what had been a functioning part of a construction site was accomplished by local artist, Christian Feneck, who used different approaches to the eastern and western sides of the container in order to address the more residential aspect of 2nd Avenue to the west and the commercial atmosphere of 3rd Avenue.

According to Feneck, the residential-facing side of his mural project, "has colors relating to the water and life of Florida, so primarily blues and greens reflecting the natural environment." This is juxtaposed with the side exposed to the new AQUI bar, which "has much warmer and sharper colors highlighting the liveliness of the people and place." Known for his exquisite paintings that feature refined assemblies of lines of color, Feneck here has applied his talents to a large-scale mural, which transforms a run-of-the-mill shipping container into an artistic focalpoint for this outdoor courtyard.

Feneck's painted statement draws the viewer's attention from both 3rd Avenue and 2nd Avenue and serves to complement the beautifully updated architecture of the Glavovic Studio itself. The artist notes: "The composition is somewhat simpler than my studio work because the container has such a dominant texture, so I decided to use it as a module for the design. I instead focused more on delicate color combinations and proportions."

The adaptive reuse of something so utilitarian into a sculptural and painted statement is due to the vision of Margi Nothard, founder of Glavovic Studio, the architecture firm based in Fort Lauderdale and Los Angeles. As part of building expanded offices in Fort Lauderdale, the firm made the decision to include a community space for eating and gathering. This will be the new AQUI, which was detailed in an earlier issue of *Island*. Additionally, Nothard remarks how the firm wanted to celebrate local, artistic talent by engaging Feneck, as well as a diverse roster of additional artists to make for a much more lively and sophisticated environment for all the public space crafted by Glavovic. This welcome addition to the ever growing Flagler Village zone can be visited by the public now. Crafted drinks and bites will be coming soon!

Known for his exquisite paintings that feature refined assemblies of lines of color, Feneck here has applied his talents to a large-scale mural, which transforms a run-of-the-mill shipping container into an artistic focalpoint for this outdoor courtyard.



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FIRE UP THE KILN

NEW YORK TRANSPLANT, STEVEN CHARLTON EXPLORES THE INTERSECTION OF THE AESTHETIC AND THE FUNCTIONAL IN CERAMICS

text Sybil Robert

When we're young, many of us think we see our path: I'm a graphic artist! I'm a chef! I'm a lawyer! As years pass, we begin to see nuances, complexities... and sometimes we decide to take a different path. In 2017, Domingo Olavarria, a successful chef, transitioned to ceramics, opening a studio in Fort Lauderdale called *Mingo Makes It* (mingomakesit.com). In doing this, he provided a pathway for other talented people to shift their focus into that world.

One was Steven Charlton, who had begun his journey decades ago as a college student of graphic design and photography at Brighton University in the UK. After college, he quickly shifted "from 2D to 3D" as he puts it, and became a well-known designer of commercial interiors (furniture and lighting) at Goodman Charlton in NYC. Charlton designed furniture for hotels, restaurants and bars.

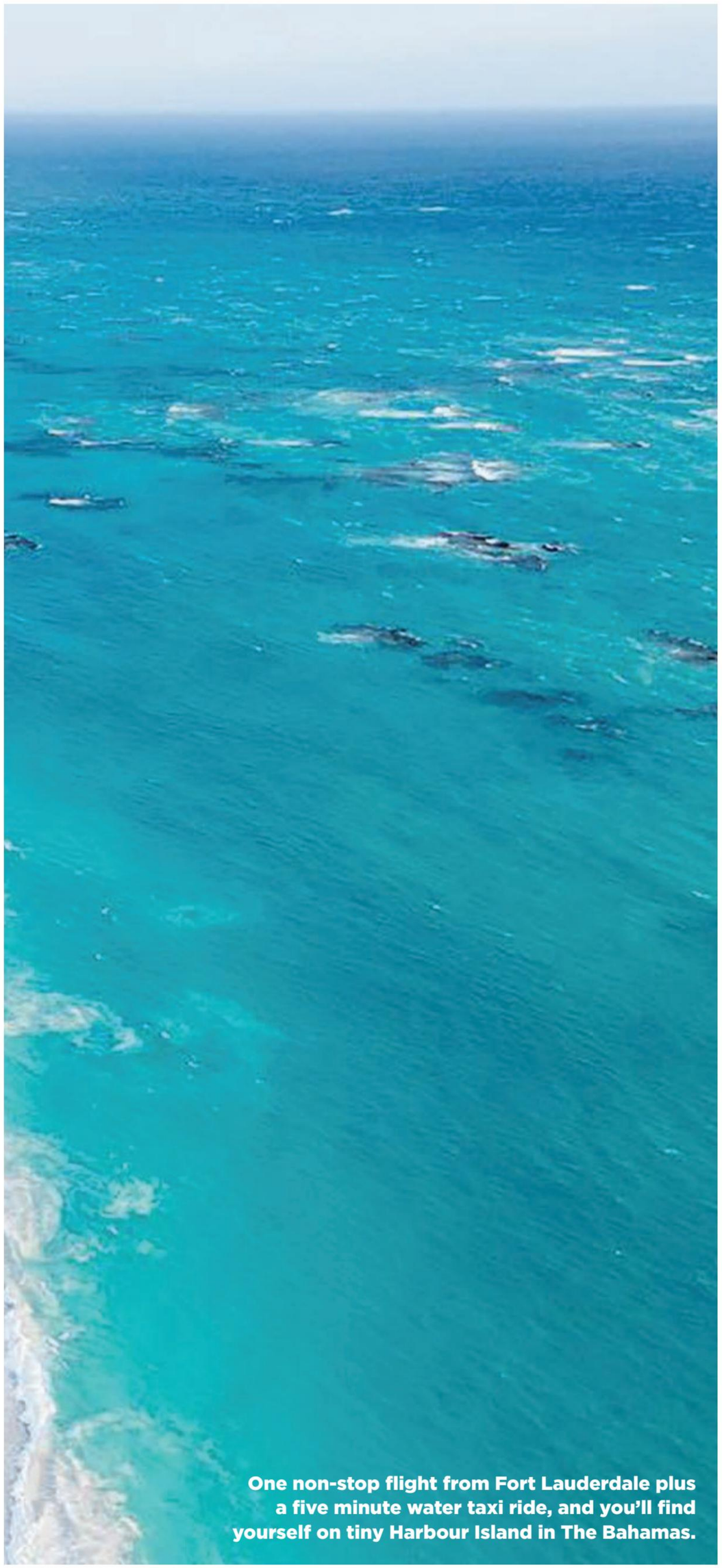
Furniture design is an interesting space: the functional and the artistic dimensions constantly intermingle.

After considerable success, Charlton began to look at other pathways. He moved to Fort Lauderdale, and like many before him, found that there is more to do here than go to the beach. Charleton joined Mingo's studio and started working in ceramics. This kept him in that 3D space he had been in, but allowed him to continue to explore the intersection of functionality and art.

Charlton reports that while he was still focused on the intersection of the aesthetic and the functional, his journey involved a major role shift: "During my furniture designing career I only had to conceive of a drawing of a piece. Then talented craftsmen took over and brought my ideas to life. Now *I'm* the — not so experienced — craftsman! For every presentable piece there are many others that turned out slumped, twisted, cracked, and pitted, so I'm constantly experimenting with how the materials move and change during the drying, firing and glazing stages."

Striking pieces of furniture interact with the space around them, using color and texture to mediate their impact. Not surprisingly, Charlton's ceramics have the same power. A tall vase-like angular object with its metallic sheen engages the space around it authoritatively. A low round bowl with a globular edge, black inside and warm white outside, welcomes us to contemplate the shape world it lives in. The orange and blue textures of an angular pitcher lead us to think about its shape as a beautiful object, not so much a tool for pouring water as a space to contemplate the possibilities of shape, texture, and the aesthetics of design.





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[RESISTANCE IS FUTILE]

text Ed Salvato

THERE'S THE CARIBBEAN THAT EVERYONE KNOWS, and then there's Harbour Island, the tiny "Nantucket of the South," a Bahamian paradise praised for its three-mile-long pink sand beach, rated among the world's best. This glorious sliver of Bahama's Out Islands is home to the incomparable Pink Sands Resorts **pinksandsresort.com**, the secret getaway for generations of celebrities, new and old money, and in-the-know sunseekers since its founding in 1951 by Allen Malcolm, a towering figure who developed the resort and whose name graces its signature restaurant Malcolm 51.

The property, with 29 villas, cottages and luxury homes — some with private paths to the beach—sprawling across a lush 20-acre site, reopened July 2020 after a $2 million renovation of its accommodations, public spaces, and Blue Bar. The island and the resort are bustling again but never overly crowded, thus offering a perfect escape from South Florida, which seems ready to burst at the seams with pale Northerners clogging A1A. It's easy with a non-stop direct flight on **Silver Airways** to North Eleuthera Island, then a quick taxi to a balmy water taxi to a charming minutes-long golf cart ride to the resort. It's remote and a touch elite but laidback and nonjudgmental and the service is simply extraordinary.



Loyalist cottage, Dunmore Town



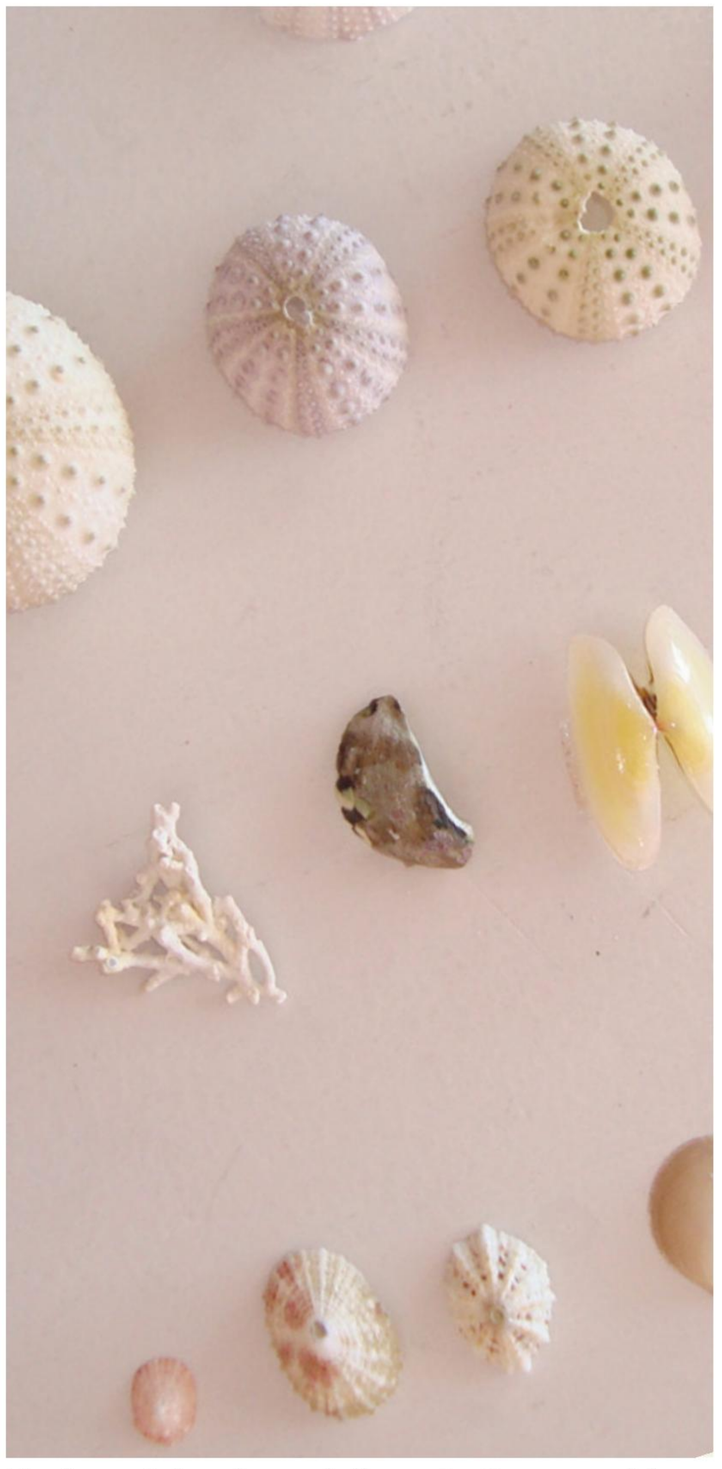
Pool pavilion at The Dunmore



Island-inspired Pink Sands accomodations



Fine dining at The Dunmore



Harbour Island coral, limpets & sea urchin



Blue Bar, just off the beach at Pink Sands



Late afternoon walk on the deserted beach

Generations of locals take pride in the friendly and gracious hospitality they offer. Their goal facilitates yours: relaxation, reliably dreamy weather, frolicking in limpid Caribbean water, and simply delighting in the rose-colored sand which shimmers and shades from raspberry to blush and every hue in between depending on the alchemic interplay of sun, shade, azure skies, and frothy ocean spray.

Your focus will remain trained on that otherworldly, red-tinted sand, and there's no shame in settling into a resort chaise, flipping open that tawdry beach read and sipping a luscious frosty cocktail or three. The resort does offer a few distractions from all that relaxation: tennis courts, massage services, a game room, and beachfront yoga classes. If you're feeling more adventuresome, the resort can arrange activities from snorkeling and scuba diving to deep-sea fishing and horseback riding.

You'll find the simplest joy in simply walking or biking around or, for those deeply in escape mode, renting a golf cart to putter about Dunmore Town, a quaint fishing village featuring New England architecture that is Harbour Island's only town. Known for its ship building and sugar refinement in the late 1800s and thus tied up in the lamentable history of slave trade, the town's historic features include the Hill Steps, cut by inhabitants from stone; Titus Hole, a cave overlooking the bay purportedly used as a jail; and the Instagram-famous Lone Tree, a large sculpture-like piece of driftwood standing alone in the surf.

The Pink Sands Resort's two restaurants—the casual beachside Blue Bar for breakfast, lunch and sunset libations and the more elegant, seafood-oriented Malcolm 51—can easily keep you full and satisfied for your entire visit, but we recommend checking out one of the other lovely outdoor spots including the Landing, emphasizing seasonal produce and locally caught seafood; the Dunmore, featuring an intimate space and Mediterranean-influenced dishes. For light bites or a hit of strong Java and other goodies, visit top-rated **Cocoa Coffee House** or **Arthur's Bakery.** Once you've explored Dunmore Town, head back to your little slice of paradise, and get reabsorbed in one of the most beautiful and restful strands on the planet.

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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Kurt Wirth
SwissAir
1956
lithograph on paper
25″ X 40″
internationalposter.com

With their long careers, Pop artists Andy Warhol and Robert Rauschenberg did their very best to blur the lines between fine and applied art. With an unabashed passion for popular culture, they used collage, layering and imagery borrowed from advertising and the everyday to create many of their most famous pieces. With the posters of Bonnard and Toulouse-Lautrec, Paris became "the art gallery of the street" over 100 years ago. That populism would have appealed to Warhol immensely. Now, even rare Modernist posters, with their manipulation of typography and imagery, are highly sought after. Today, early Lautrec posters can bring $200,000 to $300,000.



David Klein
TWA Las Vegas
1960
offset print on paper
25″ X 40″
internationalposter.com

Boston, Massachusetts is home to one of the nation's leading repositories of rare and collectible posters, the International Poster Gallery. This incredible space carries museum quality work from notable artists, from the Art Nouveau of *fin de siècle* Paris to the amazing graphic style that burst from Zurich and Basel in the mid 20th century. The Gallery constantly rotates work and mounts exhibitions that are not only well thought out, but are carefully documented in terms of each work's importance in the history of the field. Can't get to Boston to see these in person? Visit virtually at internationalposter.com

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Photographed for *Tropic* magazine by Myro Rosky.
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Finally, Greater Flagler Village has gone...

AL FRESCO!

Meet me at Patio Bar & Pizza.

When we walked into Patio Bar & Pizza for the first time last month, it was as if our long-time prayers had been answered. Progresso Plaza, the elegant, L-shaped building with a walled-in courtyard has graced this location since 1925. Designed by the little-known architect Frederick C. Arnold, the two-story structure is an American take on 16th-century buildings in say, Segovia or Granada. The fact that it survived at all is a miracle. Now fully restored, it has finally come into its own, thanks to its major new tenant, Patio Bar & Pizza.

Patio is the project of Brian Parenteau and Doug Herbst, business partners who have been wildly successful with Drynk and Tulio's Tacos & Tequila, both in Wilton Manors, two miles down the road.

Patio Bar & Pizza sits right next to the Brightline tracks, at approximately the point at which Flagler Village, the MASS district, and Progresso collide. Its greatest asset has to be its courtyard. At 2,500 square feet, the walled-in, open-air space is pure Fort Lauderdale. An outdoor bar is front and center, and spread out from that point are conversation areas set with Adirondack chairs, as well as a center fire pit for those midnight discussions over a sangria and pizza. All this is connected to the restaurant itself, open to the courtyard via accordion-style folding doors.

Their White Pizza has everything you'd expect… and just that something extra. In this case that'd be three somethings: Calabro ricotta, balsamic crema and mesquite-infused oil. Delicious, to say the least. On weekends, try one of their breakfast pizzas. The egg, bacon & sausage pizza serves up scrambled eggs, bacon, sausage and shallots over a thin layer of organic tomato sauce, covered with mozzarella and Parmesan, baked to perfection in their wood-fired pizza ovens.

Patio Bar & Pizza
901 Progresso Dr.
Fort Lauderdale
954 740 6000

Patio Bar & Pizza has single-handedly brought this architectural landmark back to vibrant life: busy nights and weekends — in a good way!



At 2,500 sq. ft. the patio is vibrant, yet relaxing – a great reflection of the city.



Wood-fired oven baked pizzas are only part of the story at Patio Bar & Pizza. Patio serves up local IPA brews and has a full bar to boot.

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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.

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Stork's Cajun chicken breasts


Peter Decaj with fresh baked pumplin pies.


Berry tarts with rich custard filling.

STORK'S, A WILTON MANORS STAPLE LIVES ON AND ON.

For Wilton Manor's denizens, Stork's Café & Bakery is way off the beaten path. Everyone knows most of the action is on Wilton Drive, right? Well, when Jim Stork, a former mayor of Wilton Manors decided to open this cozy, neighborhood bakery and café back in 1997, he and his pastry chef and business partner, Peter Dekaj chose a spot two blocks east of Wilton Drive. And when locals got a taste of what they had to offer, they were sold.

27 years later, Stork's is still going strong, offering up mouthwatering breakfasts, lunches and dinners to eager patrons. Locals and those in the know flock here for breakfast, knowing they can sit on the covered terrace, dive into a sausage fritatta, sip an iced espresso and read the paper. On any afternoon, you'll find folks ordering the last of the Congo bars, chatting over plates of baklava, or sharing slices of Stork's chocolate decadence cake or their Chambord mousse torte.

Oh, and one last thing: If you do go, order a slice of their German chocolate cake. This three-layer piece of deliciousness has a toasted pecan and coconut frosting that will — as they say — rock your world.

Stork's Bakery
2505 NE 15th Ave.
Wilton Manors
954.567.3220

36 Seneca Road in Sea Ranch Lakes is a newly built, 6,000 square foot home directly on the Intracoastal waterway, co-listed by Veroushka Volkert of Coldwell Banker and Meredith DiCarolis of DiCarolis Realty.



SEA RANCH LAKES

This dreamy, gated community is actually a tiny town hemmed in by Fort Lauderdale, Pompano Beach and Lauderdale-by-the-Sea. It offers unending peace and serenity... but at a price.

text Laurinda Schultz

THE CONCEPT THAT DEVELOPERS Robert Gore and George F. McFadden Associates had in the late 1950s for tiny Sea Ranch Lakes was indeed visionary. The tiny town which is now home to just 670 residents was incorporated in 1959 out of the fear that the gated, guarded community would be subsumed by one of its neighbors: Lauderdale by the Sea to the south, Fort Lauderdale to the west or Pompano Beach to the north. With just 351 homes within its boundaries, the municipality is a town like no other.

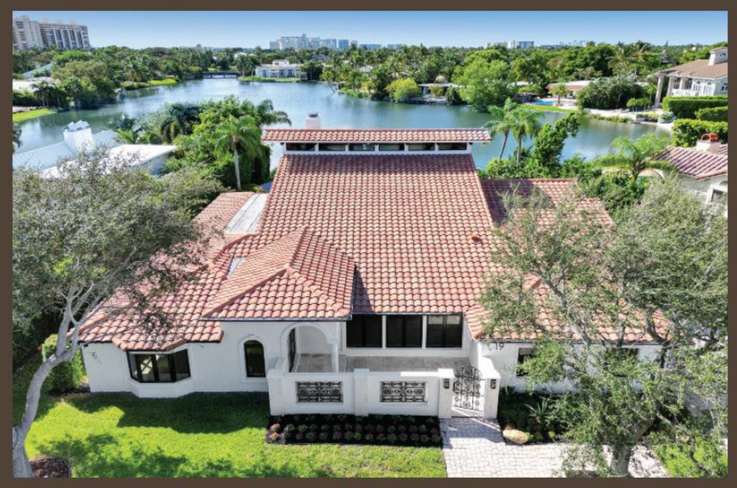
ITS DEVELOPERS WERE AHEAD OF THEIR TIME AESTHETICALLY. THEY BURIED POWER AND PHONE LINES THROUGHOUT THE VILLAGE. SEA RANCH LAKES HAS CARRIED ON THIS TRADITION, RECENTLY BURYING CABLE SERVICE AS WELL.

Bounded by the Atlantic on the east, Intracoastal on the west, Ocean Bay Club Drive on the north and Pine Avenue on the south, this Lilliputian town sits on just 0.2 square miles, but includes two glorious oceanfront acres and a recently renovated, private beach club limited to resident members. Residents pay annual membership dues, and these dues in turn cover street repair, beach club operations and more. Today, the town maintains its own police force. Because the town

On The Market in Sea Ranch Lakes



Address:	**2 Cayuga Lane**
Description:	**6 bed, 4 bath pool**
Size:	**3,497 Square Feet**
Asking Price:	**$2,599,000**
Listing Agent:	**John Beauchamp**
Company:	**Intercoastal Realty, Inc.**
Contact:	**954.467.1448**



Address:	**19 Seneca Road**
Description:	**5 bed, 4.5 bath pool, waterfront**
Size:	**5,351 Square Feet**
Asking Price:	**$4,459,000**
Listing Agent:	**Meredith DiCarolis**
Company:	**Meredith DiCarolis Realty**
Contact:	**954.410.1841**



Address:	**36 Seneca Road**
Description:	**5 bed, 5 bath pool, waterfront**
Size:	**6,218 Square Foot**
Asking Price:	**$9,500,000**
Listing Agent:	**Veroushka Volkert**
Company:	**Coldwell Banker**
Contact:	**305.790.4111**

is privately owned in its entirety, the village police department is legally allowed to deny access at the main gatehouse to anyone not a resident of Sea Ranch Lakes. It should come as no surprise then, that the crime rate in Sea Ranch Lakes is extremely low... there is but one entrance and exit, and it is guarded 24 hours a day, seven days a week.

IT SHOULD COME AS NO SURPRISE THAT THE CRIME RATE IN SEA RANCH LAKES IS EXTREMELY LOW... THERE IS BUT ONE ENTRANCE AND EXIT, AND IT IS GUARDED 24 HOURS A DAY, SEVEN DAYS A WEEK.

Developers Gore and McFadden were ahead of their time at Sea Ranch Lakes, burying all power and telephone lines throughout the village. The village has carried on this tradition, recently burying cable service as well. Not only is this aesthetically superior to the tangle of overhead wires that describes most of South Florida, it means after major storms, it is usually quite easy to restore power to the entire village at once.

"Many long-time area residents don't even know this gem exists," says Meredith DiCarolis of Meredith DiCarolis Realty, "Where else do residents have access to their own private beach club directly on the sand?" With extensive, impact glass walls and an Olympic-sized pool, the recently renovated beach club sports a low-key style with seamed metal roof, tropical landscaping, and offers South Beach style, poolside cabanas. Once considered just a perk, in this era where much of South Florida beachfront has become simply a wall of high-rises, your own private beach club located right on the sand is pure gold.

Today in Sea Ranch Lakes there are but six properties on the market. Current offerings run the gamut in this high-end Village. At the lower end is a completely renovated 4,000 square foot, six-bedroom home, directly on Lake Seneca, which asks $2,600,000. Up a few notches is a renovated, Intracoastal-facing home offered by DiCarolis Realty, offering 5,351 square feet of living space at an asking price of $4,549,000. Beyond that is a new, 6,218 square foot home, designed by Mario Cartaya. With over 100 feet of direct Intracoastal frontage, that residence is listed by Verouska Volkert of Coldwell Banker and asks $9,500,000.

With its 121 acres that reach from the Ocean to the Intracoastal, The Village of Sea Ranch Lakes has proven itself in the real estate market in good times and bad. Currently, times must be good, as the price of the most expensive property now listed has jumped from six figures to seven.



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Recently Sold in Sea Ranch Lakes



Address:	**20 Saranac Road**
Description:	**4 bed, 4.5 bath pool**
Size:	**4,247 Square Feet**
Asking Price:	**$2,890,000**
Sale Price:	**$2,800,000**
Listing Agent:	**Verouska Volkert**
Company:	**Coldwell Banker**



Address:	**4 Oneida Lane**
Description:	**4 bed, 4 bath waterfront**
Size:	**3,646 Square Feet**
Asking Price:	**$4,550,000**
Sale Price:	**$4,200,000**
Listing Agent:	**Michael Stockamore**
Company:	**Amerity Real Estate Adv.**



Address:	**20 Minnetonka Road**
Description:	**3 bed, 3.5 bath,**
Size:	**2,678 Square Feet**
Asking Price:	**$2,495,000**
Sale Price:	**$2,400,000**
Listing Agent:	**Meredith DiCarolis**
Company:	**Coldwell Banked**



Island City Living
Easternmost section of Coral Gardens fronts a stretch of the Middle River.



Image Google Earth

CORAL GARDENS

WILTON MANORS' HIDDEN GEM

Tucked away behind the relative bustle of NE 26th Street into the northeast corner of Wilton Manors is a quiet neighborhood of tree-lined streets known as Coral Gardens. Bound on its north and east edges by the North Fork of the Middle River, this 100-acre neighborhood was announced as a new development in 1953, just as Wilton Manors transitioned from Village to City. Coral Gardens development was led by the same team that had just finished Coral Ridge Properties to its east, and sales began just as the first bridge was built on NE 26th Street, connecting the Island City to points east.

THE "ISLAND CITY" — AS IT IS OFTEN CALLED DUE TO ITS BEING SURROUNDED BY WATER — HAS BECOME WELL KNOWN FOR THE DIVERSITY OF ITS RESIDENTS, WHO HELP FUEL ITS REAL ESTATE MARKET TO THIS DAY.

Coral Gardens was originally platted to include 89 single-family properties east of Wilton Plaza, half of which are waterfront homes lining Coral Gardens Drive and NE 27th Drive. Today, this neighborhood is generally considered to include two additional developments: the adjoining block of 112 homes called

On The Market in Coral Gardens



Address: **2830 NW 12th Avenue**
Description: **3 bed, 2 bath pool**
Size: **1,815 Square Feet**

Asking Price: **$925,000**
Listing Agent: **Brian Scharick**
Company: **Compass**
Contact: **954.397.2616**



Address: **2117 NE 27th Drive**
Description: **3 bed, 3.5 bath pool, waterfront**
Size: **2,602 Square Feet**

Asking Price: **$2,500,000**
Listing Agent: **Peter Barkin**
Company: **Compass**
Contact: **954.675.6656**



Address: **1117 NW 30th Street**
Description: **3 bed, 3 bath waterfront**
Size: **1,875 Square Feet**

Asking Price: **$1,500,000**
Listing Agent: **Scott Moreau**
Company: **LoKashion Real Estate**
Contact: **954.562.5111**

Coral Estates, and the Middle River Estates development platted to include 42 homes east of NE 16 Ave and north of NE 28 Drive plus 128 homes west of NE 16 Ave. Over the years, Wilton Manors leaders have worked tirelessly to create a livable community that welcomes people from all walks of life. By the late 1990s, the "Island City" — as it is often called due to its being surrounded by water — was already becoming well known for the diversity of its residents, who help fuel its real estate market to this day.

PRICES HAVE CLIMBED PRECIPITOUSLY OVER THE PAST TWO DECADES. IT'S NOT HARD TO FIND A HOUSE THAT WAS WORTH $225,000 20 YEARS AGO THAT TODAY MIGHT COMMAND $875,000.

Today, Coral Gardens and its 370 single-family homes sets the bar for neighborhood walkability and quiet enjoyment due in large part to its irregular shape, a virtual lack of through streets, and 93 waterfront homes, most of which offer spectacular water views of the North Fork of the Middle River. Many residents enjoy walking their dogs under the mature tree canopy or taking a stroll to their neighborhood pocket park at Coral Gardens Drive at NE 27th Drive. Visitors and residents alike also enjoy the proximity to central Wilton Manors –– a ten minute walk ––– as well as any one of the outdoor cafés in the immediate vicinity, including Voo La Voo, Union Kitchen & Bar, Stork's Bakery, Alchemist, and La Mexicana Tapas & Taqueria, to name a few. Other household chores, like shopping for groceries at Whole Foods on N. Federal Highway or Publix at Five Points still require a car.

As elsewhere in Wilton Manors, prices have climbed precipitously over the past two decades. It's not hard to find a house that was worth say, $225,000 twenty years ago that today might command $875,000. At press time there were only eight homes on the market. The least expensive of these has an asking price of $624,000 for a 1,558 square foot 3-bedroom, 2-bath home wanting a refresh. At the other end of the market is a 2,602 square foot, new construction pool home on the water. According to its listing agent, Peter Barkin of Compass, this home will offer 75 feet on the water, at a point on the river that is over 130 feet wide. Asking price for this home is $2.5 million.



Recently Sold in Coral Gardens



Address:	**1932 Coral Gardens Drive**
Description:	**3 bed, 2 bath pool**
Size:	**1,577 sq. ft.**
Asking Price:	**$950,000**
Sale Price:	**$915,000**
Listing Agent:	**Robert Ruthardt**
Company:	**Nexthome**



Address:	**1809 NE 28th Drive**
Description:	**3 bed, 2 bath pool**
Size:	**1,700 Square Feet**
Asking Price:	**$939,000**
Sale Price:	**$949,000**
Listing Agent:	**Evan Smith, Michael Gioia**
Company:	**RE/MAX Experience**



Address:	**1909 NE 26th Drive**
Description:	**3 bed, 2 bath, pool**
Size:	**1,396 Square Feet**
Asking Price:	**$739,000**
Sale Price:	**$725,000**
Listing Agent:	**Gayle Borden**
Company:	**Coldwell Banker**



One way Americans were lured to discover Florida's balmy shores in the 1950s and 60s was through the lens of exceptional photographers. One of those was Ozzie Sweet. Sweet, who passed away in 2013 at the age of 94. Over the years, his carefully composed images enlivened publications like *Newsweek*, *Look* and *Time*. This one was part of a series commissioned by the State of Florida in the mid 1960s, ostensibly to promote tourism and lure American's frozen in the North to come on down and enjoy our shores.

Photo Florida State Archives







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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



Just Sold

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



Just Sold

Point of Americas 1 - #2212

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

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Point of Americas 1 - #708

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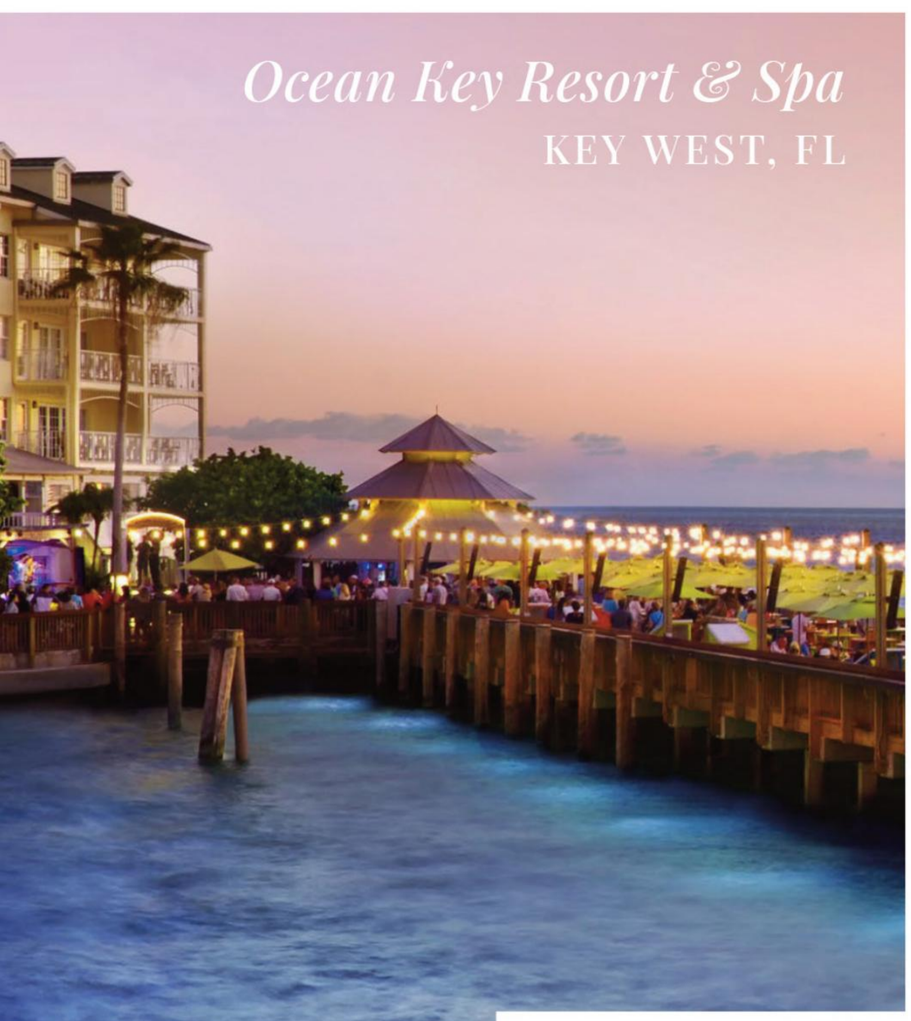
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