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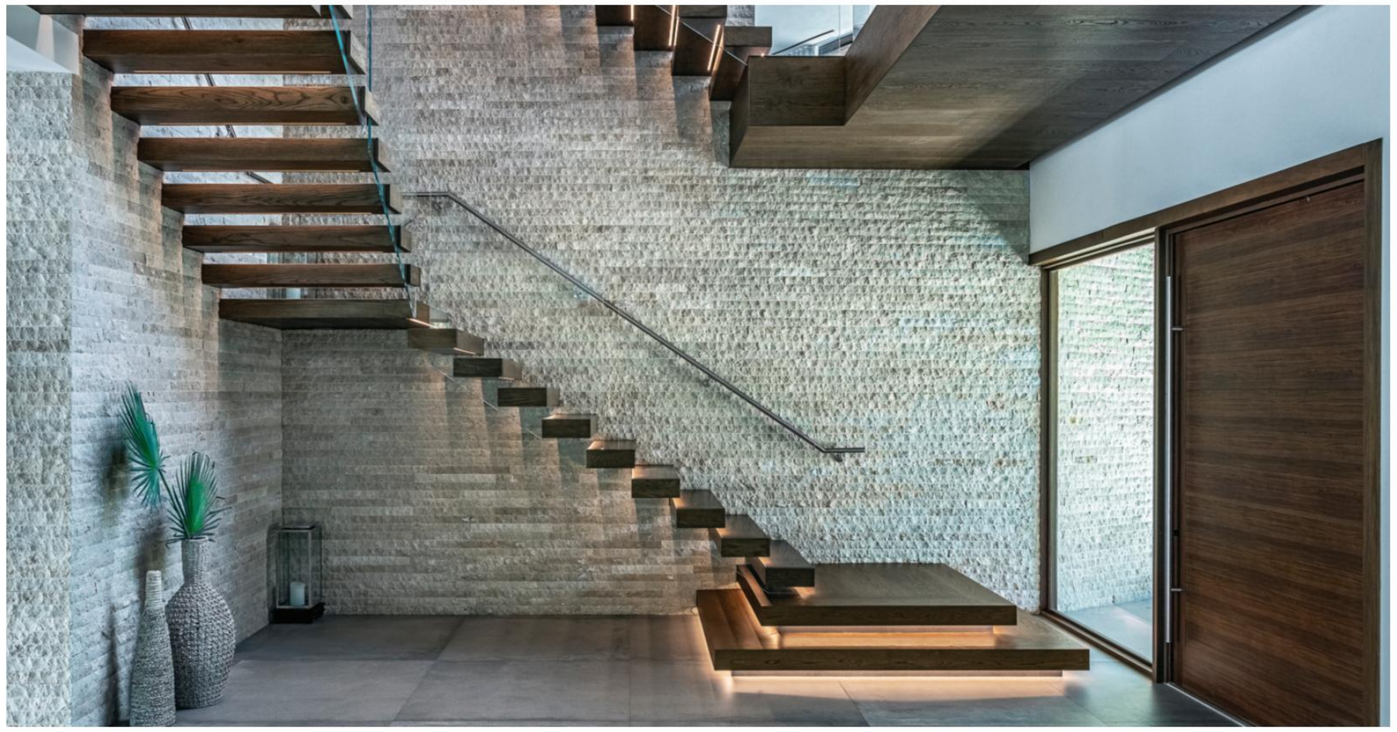
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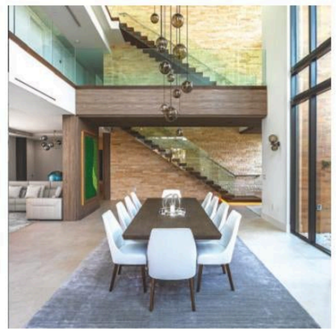
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Modern Masters

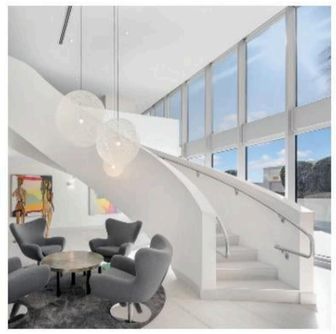
Architectural designer Brian Simpkin brought Double P Construction into the mix to complete this Coral Ridge Country Club stunner.



MODERN ON THE MARKET **21**

Victoria Park... Circa 2023

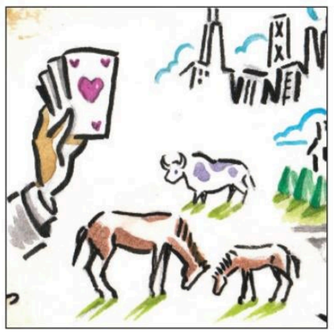
Known for cute – yet often cramped – vintage homes, Victoria Park has made room for some larger ones that are crisp and spacious. This one's on the market!



52 ARCHITECTURE + DESIGN

Stairways to Heaven

For the past 70 years or so, architects in South Florida have turned the once merely functional staircase into an oportunity for sculpture. We have a look.



TRAVEL **58**

A Tale of Three Cities

ISLAND's travel editor, Ed Salvato, takes us to three destinations just a non-stop flight away: Groovy Austin, hip Asheville and the unfailingly genteel Charleston.



62 DINING OUTSIDE

Aqui Bar & Kitchens

Just opened in Flagler Village, Aqui is quickly becoming the spot for relaxed, outdoor dining with dishes prepared in 3 kitchens! Oh yes... there is a bar to boot!

On the cover: A home recently built by Double P Construction. See the story beginning on page 13. Left: Cast concrete details, Victoria Park Hotel.



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ISLAND

FROM THE EDITOR

Grappling with change, the story of one city, one building.

CITY DENSITY IS AN INTERESTING TOPIC. Bring up the subject at a dinner party, and you're sure to get a heated discussion... In some eyes, city living, not suburban living, has suddenly taken on a shiny new glow. A consensus has been forming for some time that the idyllic car-and-highway lifestyle promoted in the postwar 1950s has turned into a mess of traffic-congested scenes and excruciatingly long commutes. The vibrancy of being able to "live, work & play" in one location, appeals like a glowing beacon —— not only to empty-nesters and work-at-home professionals, but to pretty much anyone with the means to live there.

The only constant in life, it turns out, is change. Often, change itself is feared, but sometimes, that fear is unfounded. We've learned over the years that not every developer with big plans should not be summarily dismissed. Of course, every city goes through this kind of hand wringing over its future and Fort Lauderdale is no exception. But then neither was Chicago.

Daniel Burnham, the great architect from Chicago said about a century ago, "Make no little plans; they have no magic to stir men's blood...Make big plans, aim high in hope and work." Ever since, Chicago has done exactly that, but not without controversy.

The John Hancock Tower in Chicago is a case in point. When proposed it was derided as being "in the wrong place at the wrong time," Fear gripped some over this new structure and its potential impact on both its historic surroundings and the scale of its near waterfront location. After it was built, the criticism over scale stopped. Over the years, it has become one of the most loved additions to the city.

Designed by Bruce Graham of Skidmore Owings and Merrill, the building is structural expressionist on the outside. But on the inside, realizing that the future health of cities —— both in terms of finances and activity —— was all in the mix, the developers designed a multi-program city within a city.

This was not just another office tower, but rather a 24-hour a day destination with retail on its lower floors, parking from floors 4-12, offices from 14 to 43, over 700 condominiumss from 45 to 91, a swimming pool and grocery on 44. Topping it all is a fabulous restaurant on the 95th floor and of course the requisite skydeck for tourists on 94.

While it sounds fantastical, it has functioned perfectly for 58, yes, *58* years. The tower helped kick start Chicago into becoming truly a world-class city, bringing people into the heart of its downtown. Over 1,000 residents and additional staff now occupy the space like a beehive, turning the streets around them into lively spots for shopping and dining and theaters, all just steps from a revitalized waterfront that is held up as a an example of the highest order for urban planners the world over. This one structure brings with it a tax base that would make many mid-size towns *drool.*

When the architect, Bruce Graham (who also designed that city's Sears Tower), died at 84, Joseph Rasa, chair of the department of architecture at the Art Institute of Chicago was quoted as saying; "With those two skyscrapers he single-handedly put Chicago back on the map. Without them, Chicago architecture would have been frozen in time. They expressed the optimism in Chicago and pointed toward what the future could be."

Food for thought, people... food for thought.

John T. O'Connor
Editor-in-Chief



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Coral Ridge gut renovation and addition. Glavovic Studio, architects.
Photographed for *Tropic* magazine by Myro Rosky.
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New Construction | Victoria Park | Starting At $1,540,000

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3BR | 3.1BA | 2-CG | Home Office| Pool



New Construction | Victoria Park | $2,499,000

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Pride of the Americas The inaugural Pride of the Americas presented by Visit Lauderdale on Saturday, February 11th, is moving to the heart of Fort Lauderdale Beach at Las Olas Intracoastal Promenade Park, 80 Las Olas Circle just off Las Olas Blvd. The Pride of the Americas Parade presented by Midland Family & CAN Community Health will step off at NOON and will flow directly into the new Pride festival site. The festival gates will open at 1 pm and the celebration will conclude at 9 p.m. with a full concert by international recording artist **Boy George** at approximately 7:30 pm. The Pride of the Americas Parade is free and open to the public. Pride on the Drive tickets are free when you register online. Festival general admission tickets are $8 in advance and $10 at the gate.

Pride of the Americas **pridefortlauderdale.org**

Sistrunk Marketplace Who knew dining outside could be like visiting a museum of Modern art? Sistrunk Marketplace has, of course, become the hip spot where you can down $2 tacos at Hot Lime Kitchen on Tuesdays or sip espresso martinis from Shady Distillery. But recently, the monolithic grey box that holds this bustling market with its 11 different food options has become a giant canvas as cherry pickers and scaffolding have allowed artists to turn the building into one giant artwork. Come, dine outside, and observe

Sistrunk Marketplace **115 NW 6th Street**





Secret Garden Tour Presented by the Fort Lauderdale Garden Club, this is your chance to enjoy South Florida gardening at its best and see hidden treasures inside private gardens. The tour showcases 7 beautiful gardens in Fort Lauderdale neighborhoods. You'll see remarkable displays of orchids and spectacular plant specimens, and enjoy the tranquility, whimsy and artistic mix of plants and containers as envisioned by each of the owners. You'll stroll through a uniquely beautiful "English Garden." You'll be inspired by the variety of glorious shade trees and garden art in a breathtaking waterfront garden as well. Tickets prices $35 in advance, $45 on the day of the tour.

Secret Garden Tour **Saturday, February 25th Tickets: flgc.org**



Las Olas Oceanside Park Market This farmers market, which also offers antiques, and artisan goods takes place every Saturday from 9 am – 5 pm. Shop local and micro-vendors featuring an eclectic array of traditional market fare like ceviche & gaucamole from Ditly Dee, Argentinean empanadas from Margus Empanadas, fresh mozzarella from Mozzarita, all in an outdoor marketplace that rotates vendors weekly. At the Oceanside Farmers Market you'll find a fine selection of fresh produce, cheese, baked goods, plants, handmade goods, jewelry, and more.

Las Olas Park Market **3000 E. Las Olas Boulevard**

La Fuga Fridays If you haven't been yet, what better reason to check it out than La Fuga Fridays. Located inside the Kimpton Shorebreak, a boutique hotel with an art deco flair is their gem of a restaurant, La Fuga. Every Friday from 7-10 p.m., you are invited to listen to soothing music from a live acoustic guitarist, and enjoy a diverse menu of modern coastal Italian cuisine and a wide selection of wines. Guests are welcome to enjoy plush lounge seating at the restaurant's outdoor, poolside patio and indulge in scenic views of the hotel's courtyard with sips and bites. Reserve your spot at Eventbrite.com seach for La Fuga.

La Fuga at the Kimpton Shorebreak **2900 Riomar Street**





Tortuga Bringing big names in music to the sands of Fort Lauderdale's South Beach, Tortuga in the past has offered a lineup that included Kenny Chesney, Luke Bryan and Chris Stapleton. This year's concert, held April 14, 15, 16, will draw 85,000 to our shores and performers this year include Shania Twain, Eric Church, and the return of Keith Urban as well as thirty other performers over three days.

Tortuga Festival **tortugamusicfestival.com**

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MODERNMASTERS

Architectural designer Brian Simpkin brought Double P Construction into the mix to complete this Coral Ridge Country Club stunner.

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

FOR SOME, LOOKING TO DESIGN a new home means finding an architect or designer, that designer in turn working with an engineer. The engineer works with the designer's drawings to get their metaphorical t's crossed and I's dotted before submitting construction docs to the city for permits. Eventually, all of these folks settle on a builder they think can get the job done. Needless to say, that scenario can be off-putting. Others want it easier, and hire one firm to design, engineer and submit docs, having everything so cut and dried that there is very little for the builder to fret about, instead, allowing them to focus their time on getting the job done flawlessly.

Such was the case for a couple moving from Miami, who had purchased a lot facing the Coral Ridge Country Club at a new development called The Enclave. They went with Brian Simpkin, architectural designers at American Building Engineers. Simpkin and his firm took care of the rest, introducing the couple to





Pendant lights with smoked glass shades, glass railings on floating stairs and both wood and stone detailing keep the overall look clean and minimal, especially important in a home as spacious as this one.

Double P Construction for the final build. According to the both Simpkin and Nick Terziev of Double P Construction, the owners of the lot were themselves very easy to deal with, having a refined sense of style and open to suggestions from the team. Their clients introduced them to Interior Designer, Natalia Melekhina, who worked remotely from Chicago quickly producing photo realistic renderings of the proposed interiors with the fittings and finishes Double P Construction would source locally. Melekhina's involvement helped to give the couple the neccesary tools to make quick decisions.

While Terziev finds some clients are looking to remove design elements during construction as a way to save money. These clients were open to cost savings fashioned not to remove design elements but rather to play up ideas that created a richness and warmth that many large volume contemporary homes lack. Some of these, like the stone veneer wall behind the staircase, (see photo, left) or the use of simple, natural wood wherever possible, helped bring warmth to the home and its spectacular, volumetric spaces.

These clients were open to cost savings fashioned not to remove design elements but rather to play up ideas that created a richness and warmth that many large volume contemporary homes lack.

The result is an absolutely beautiful, three-level residence with details exactingly executed down to the last centimeter.

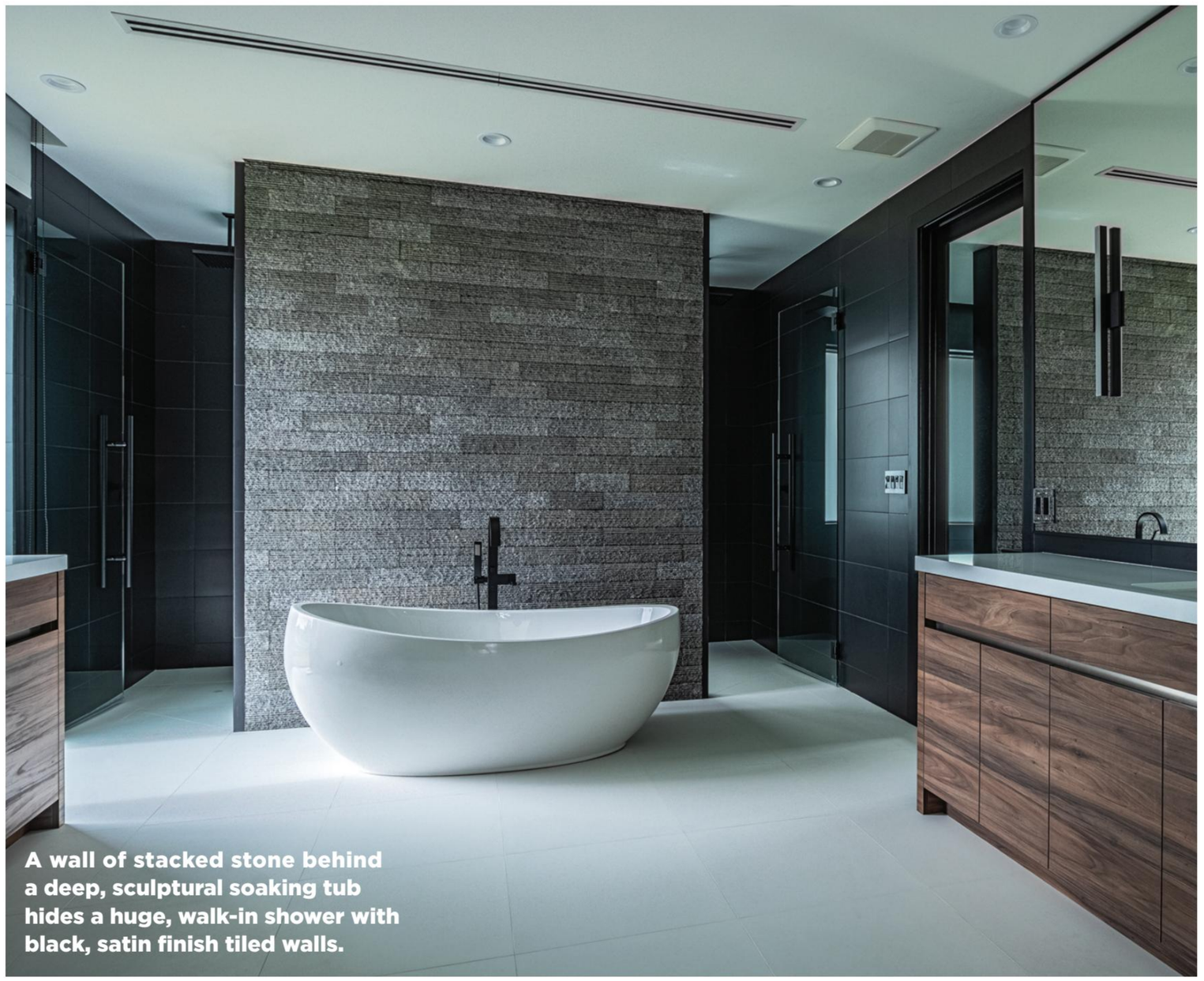
while certain details all but — purposefully, mind you — disappear, like linear air conditioning vents, others, like smoked glass lighting fixtures and the aforementioned tapestry-style rough stone sheathing, are purposely dialed up a notch.

Floors on the main level are large format. matte porcelain keeping things neutral. A floating staircase as well as a second





The home's primary suite makes the most of its fairway views. The headboard wall is finished with acoustic wood panels.



A wall of stacked stone behind a deep, sculptural soaking tub hides a huge, walk-in shower with black, satin finish tiled walls.

story bridge have tempered glass railings.

On the second level, a large portion of its square footage is given over to a sumptuous primary suite that somehow reads as understated. Floors here change from the porcelain found on the 1st level to satin finished, wide plank oak with a walnut stain. The headboard wall is panelled in acoustic wood panels that add dimension and texture. Additionally the bed itself is fitted with a headboard of padded leather panels, mixing the verticallity of the floor-to-ceiling wood with the horizontal nature of the headboard.

On the second level, a large portion of its square footage is given over to a sumptuous primary suite that reads as understated. Floors here change from porcelain to wide plank oak with a walnut stain.

The primary bathroom mixes matte, 24" square floor tiles with horizontal, satin finish tile in the shower and bush-hammered natural stone on the wall behind a deep, soaking tub.

The exterior of the home, (seen on page 13) avoids the all-white stucco so many of today's modern homes opt for, instead to use thermory radiata pine wood to inject warmth into the rectilinear facade. In addition, warm, recessed LED lighting was used to showcase the home. the owners can turn these on remotely, assured they'll not return to a darkened home. See... we told you this crew thought of everything.



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Middle River Residence 2023

The open plan entertaining spaces at this new Victoria Park residence comprise nearly 900 of the home's 2,856 square feet of living space.

Victoria Park... Redefined

text Maria Sanchez

THE LAST COUPLE OF YEARS have witnessed a plethora of new construction homes going up locally in placed like Victoria Park, Coral Ridge and Harbor Beach. Unlike the boom around the turn of the century, this frenzy is not about Mediterranean Revival mansions with painted Styrofoam details in orange and beige, but about minimalism in pale tones. One of the better examples we've found was just completed in the heart of Victoria Park, so we decided to explore and get an inside view.

This home has a center entrance design, but instead of the entryway pushed out in front of the house in theatrical fashion, here it is almost demure, recessed a good ten feet. That is the first hint that this four-bedroom, three-bath home might be a Tony Robertson design. Robertson, a key partner in DesignBuildStudio conjures homes that are refined and peaceful



The formality of an inset herringbone floor offsets the contemporary nature of the front entry door.



The kitchen is as neat and orderly as they come, with lacquered cabinetry and stainless steel appliances.

--- never overly dramatic. For example: Instead of the massive, double doors often seen on new construction homes, for this Victoria Park home currently on the market with Tim Singer of Coldwell Banker, Robertson opted for a tall, single door on the left, with a tall glass window on the right.

Open that door and you'll pass through a vestibule made just a little more formal with a floor inset with small, black, herringbone-patterned tile in a satin finish. That foyer opens into the home's entertaining spaces, here approximately 30' by 30'. Large format porcelain tiles with a semi-matte finish and the look of finely finished concrete give the entire, one-story home a visual continuity. The rear wall has two banks of stacking glass sliders, connecting the home's interior with both the pool deck as well as a covered, outside dining terrace. To fill the interior with even more natural light, a set of clerestory windows were placed over the left bank of sliders, visible all the way from the front entrance.

The kitchen is as spacious and airy as they come, with professional style appliances and cabinetry in a gloss white for upper

That foyer opens into the home's entertaining spaces, here about 30' by 30'. Large semi-matte porcelain tiles with the look of finely finished concrete give the entire, one-story home a visual continuity.

cabinets and gloss, dove grey for lowers, which wrap up and around the built-in three door refrigerator freezer and built-in



The primary bath offers walls of porcelain tile and a floating, dual vanity flanked by a deep, soaking tub and spcious walk-in shower.

oven and microwave. And while the dressed up kitchen with breakfast bar and work island is happily open to the living room and dining room, a large, windowed laundry with full-size, front-loading appliances and deep wash sink is hidden away just behind the kitchen.

The Primary bedroom here is a spacious 20' by 18' and has the same kind of stacking sliders as in the living and dining room. The suite has a spacious, walk-in closet, almost requisite in a new construction home of this caliber, and is connected, en suite, to the primary bath... and what a bath it is. Here, Robertson has pulled out all the stops with a floating, dual vanity giving the home's eventual buyers plentiful storage. This vanity is flanked by a deep, soaking tub to its left and a generous, frameless glass walk-in shower to the right. Walls are lined with porcelain tile from floor to ceiling.

Outside of all this is a sparkling pool with tanning shelf and a lush, palm-lined rear lot line. With a two car garage and a location close to shopping, dining, the Parker Playhouse, Bright-

For the primary bath, the home's designer has pulled out all the stops, giving the home's eventual buyers a floating, dual vanity, a deep, soaking tub as well as a spacious walk-in shower fitted with frameless glass.

line and more, Tim Singer doesn't seem to think this will be on the market long... and we tend to agree. Tony Robertson and Peter Addison, his construction partner at DesignBuildStudio have created a home for the way people live today.



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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.

BECAUSE WE'RE LIVING IN A **MATERIAL** WORLD

THIS MONTH, AS **ISLAND** FOLLOWS THE DESIGN & BUILD OF A HOUSE IN THE KEYS, WE LOOK AT **TILE SELECTIONS** FOR KITCHEN AND BATHS.

text John T. O'Connor

IN OUR JANUARY, 2023 ISSUE WE STARTED following the design and construction of a home on the ocean in the Florida Keys by two gentlemen who currently spend part of their time at their home in Seattle and part of their time in their home in Fort Lauderdale. As we mentioned in that first article, for most people, moving into an existing home and taking on renovations is seen as a daunting task. Building a new home from the ground up makes that seem like child's play. This couple has been through renovations of their home here, as well as their home out west. Beyond that, they've undertaken the renovation of an investment condominium as well. Because of these experiences, they feel ready.

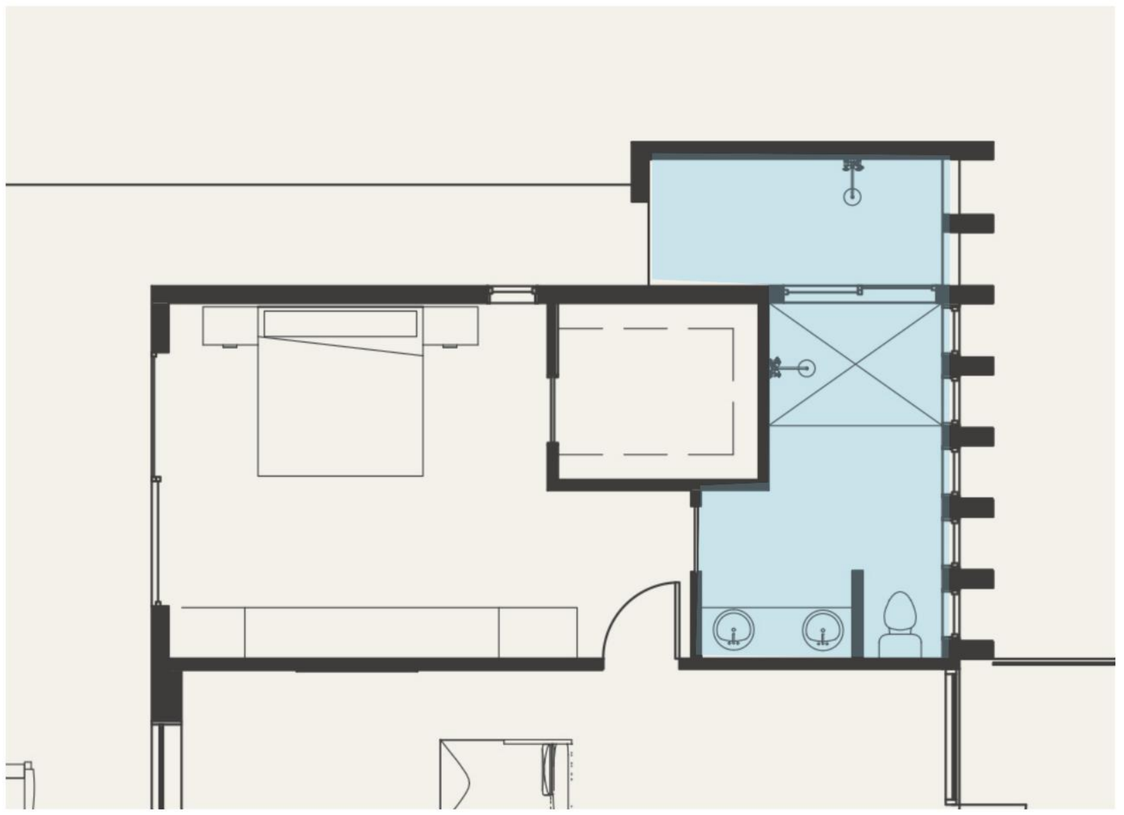
Although they're working with architect William Knetge, and builder, Igmar Enterprises, overseen by Tony Imparato, the couple chose Fairfield Design to select fittings and finishes as well as interior furnishings.

Although they're working with architect William Knetge, whose plans are being realized by builder, Igmar Enterprises, overseen by Tony Imparato, the couple chose Fairfield Design not only to select interior fittings and finishes, but interior furnishings as well.

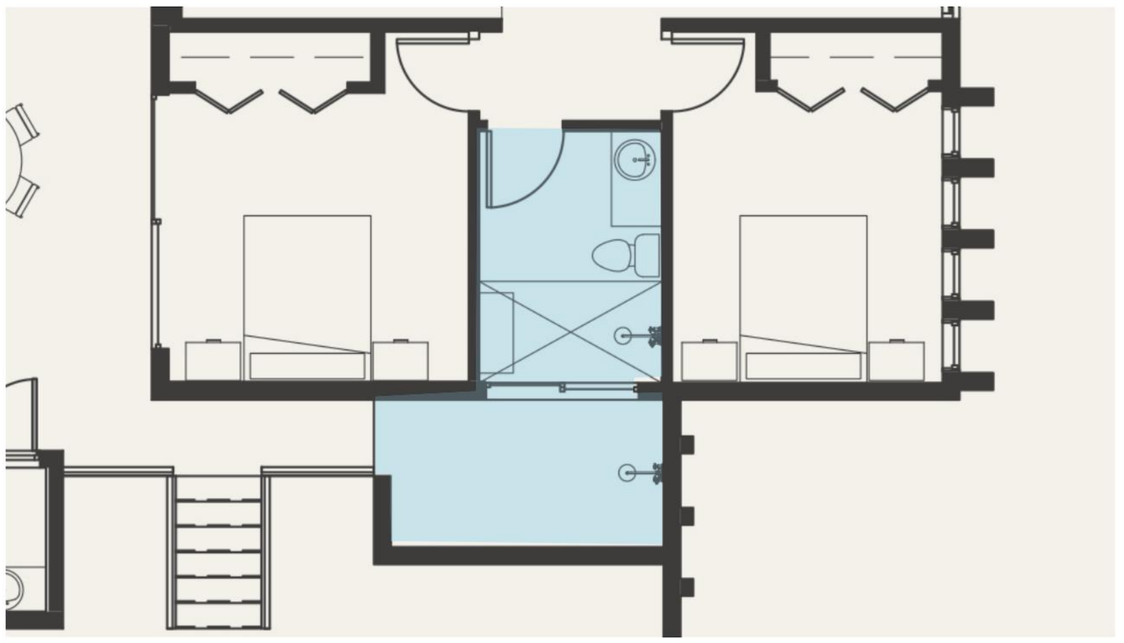
Fairfield's goal with this home is to create a timeless, modern property, but one that does it's best to reflect, in its own way, where this property is: oceanfront in a remote section of the Florida Keys. To the designer at Fairfield, this means relaxed,



LEFT: The final selection for primary bath is a hexagonal marble tile. instead of the white grout, shown here, a gray, sanded grout will be used. BELOW: For the bath adjacent to the two guest bedrooms, a Carrara marble penny tile was chosen. Sold in easy to install, 12” X 12” sheets, it too will have a light gray, saned grout. Both selections are from CLAD Tile & Stone, Fort Lauderdale.







simple and, wherever possible, connecting to the home’s natural surroundings. No super gloss, no brilliant colors, no crystal chandeliers, thank you very much. No, for these guys the idea is, according to them, to keep it simple, yet beautiful.

Fairfield is doing that, right down to coverings for the floors, tile in the bathrooms and outdoor showers, and backsplash material for the kitchen. And while it is tempting today to buy tile via recommendations from a 19-year-old ‘influencer’ on TikTok and have them shipped by Amazon, these guys wanted to actually see and feel products for themselves. Good thing, too, as most of us know by now, items purchased online after viewing them on an iPhone can be a disaster. Worse yet, they can come from China and get stuck in customs. Ugh. Fairfield’s designer brought the couple to see the selections he’d chosen, all from one showroom in Fort Lauderdale, CLAD Tile & Stone.

For the primary bedroom’s en suite bath, a simple, hexagonal tile was chosen, but one that comes in varied tones of warm grey. This tile will cover floor, shower walls, and spill outside to cover an orchidarium and outdoor shower.

Here, they settled on a flooring material ideal for the entire first floor, minus bathrooms. The choice of a 24” by 48” porcelain tile that looks like soft, smooth, freshly trowelled concrete sets the tone for the house: barefoot, dogs underfoot, pretense free.

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Located in the heart of Coral Ridge, the corner-lot home with fenced-in patio and private pool is the one of four new construction residences completed in 2019. Designed by Gustavo Carbonell, it has all the design features luxury shoppers expect including an open floor plan, 9-foot 4-inch ceilings, 8-foot impact windows and doors, imported porcelain tile flooring, LED lighting, and a 2-car garage.

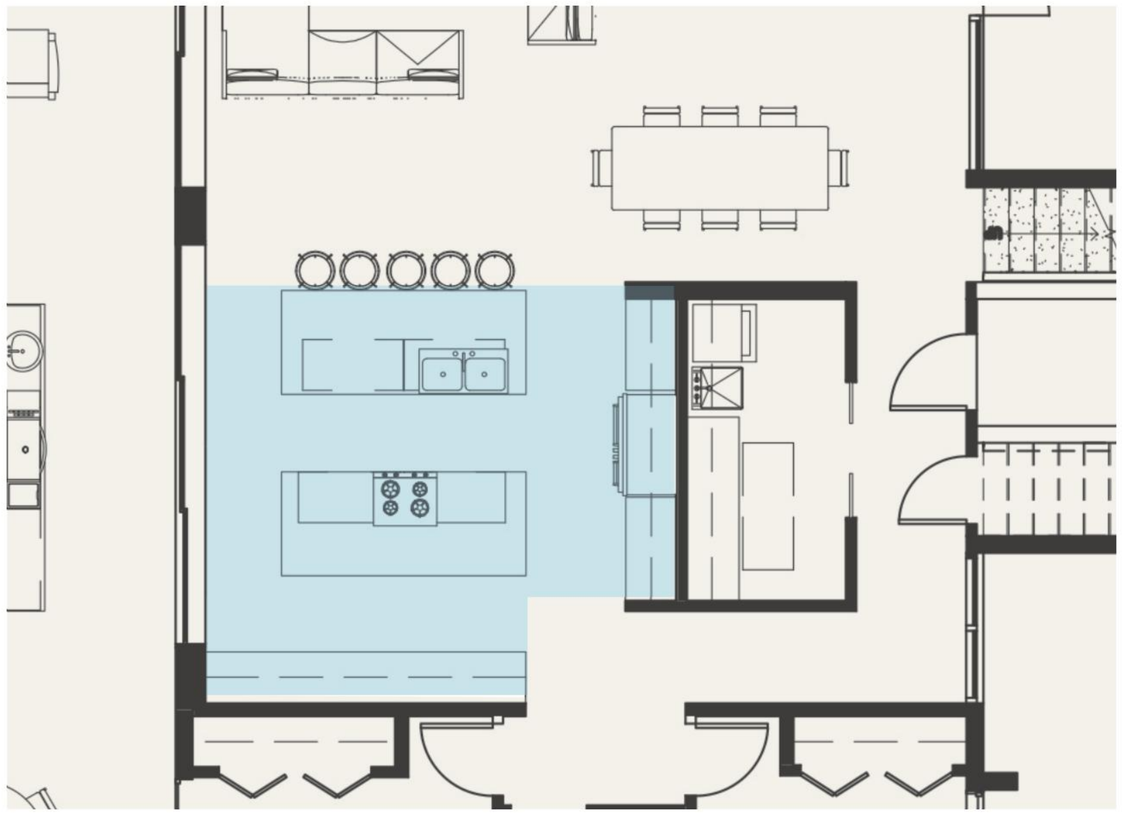
The European kitchen is perfect for entertaining and features high-end Bosch appliances, luxe cabinetry, and engineered quartz counters with waterfall detail. Each of the 4 bedrooms has an en suite bathroom with a floating vanity and frameless glass detail. And the upstairs den would be perfect as a family room, an office, or a play room.

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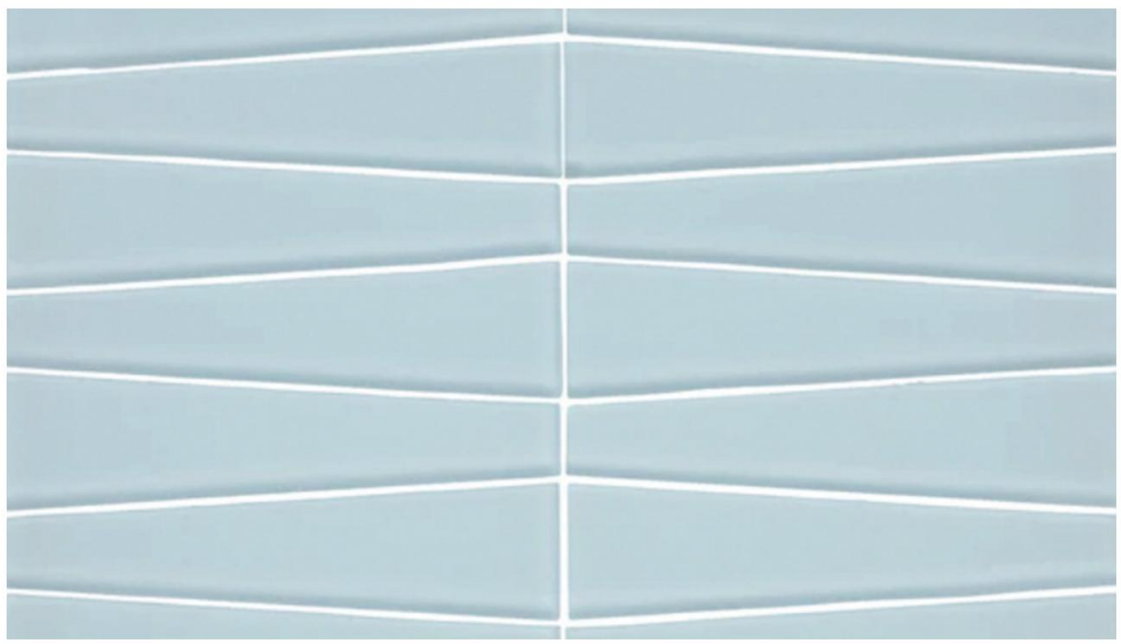
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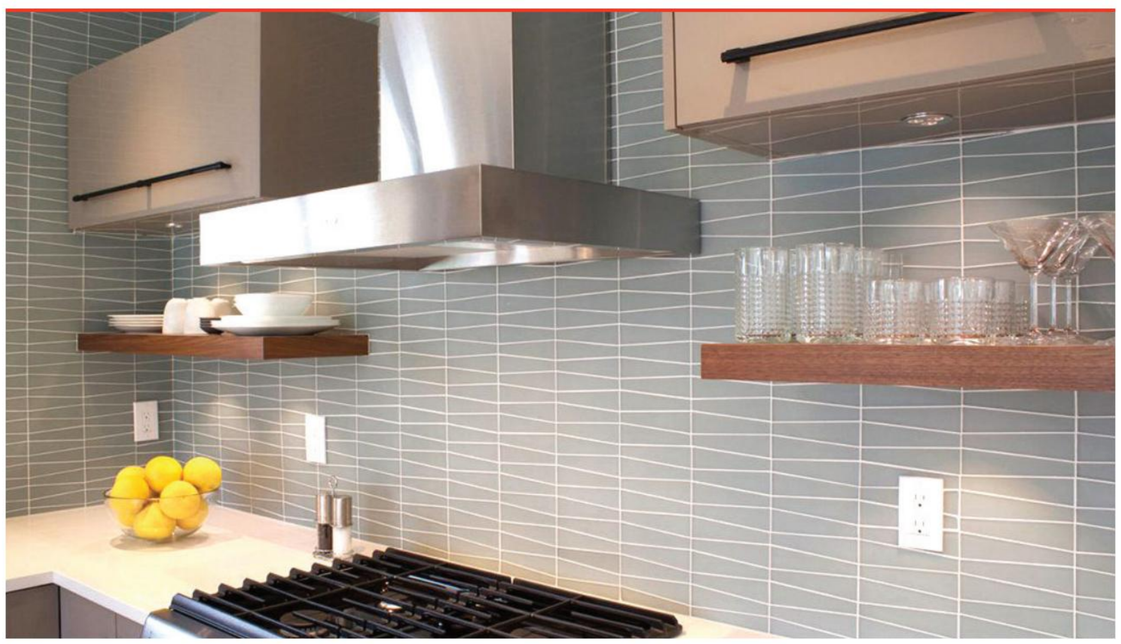
email: mark.williams@castellihomes.com
website: markwilliamsre.com





FAR LEFT: As the kitchen is open to the home's entertaining areas, the tile selected needed to go beyond utilitarian. **LEFT:** The tile chosen from **CLAD Tile & Stone** is of sandblasted glass, with a subtle nod to mid-century design. **BELOW:** An example of the tile installed as a backsplash. **BELOW, LEFT:** This tile, the sales team at CLAD explained, comes in two sizes. The larger — in pale blue — was chosen.





Entertaining space flooring selected, they were shown the designer's selection for the backsplash in the home's kitchen, which will, upon completion, face the ocean. The selection is a sandblasted glass tile CLAD calls Waveline. These tiles are soft-edged, and tapered on each end to create a "nautically-inspired, visual movement" to a space that needs to be as easily cleaned as it is visually inviting. Understated and calming, waveline does the trick, and after a bit of discussion, the color chosen was one that suggested the ocean waters just outside.

Entaining space flooring selected, they were shown the designers selection for the backsplash in the home's kitchen, which will, upon completion, face the ocean. The selection is a sandblasted glass tile CLAD calls waveline.

For the primary bedroom's en suite bath, a simple, hexagonal tile was chosen, but one that comes in varied tones of warm grey. This tile will cover the floor, shower walls, and spill outside to cover an orchidarium and outdoor shower. The guest bathroom tile, also selected at CLAD, is a contemporary take on a Mid-Century Modern invention, the penny tile. This time, however, instead of the generic glazed porcelain, the designer chose a polished marble version to be installed with a light grey, slip-resistant, sanded grout.

Coming up in the next installment of "From the Sand Up" we look at everything from faucets to kitchen appliances.

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For this home in Seven Isles, Llenza chose a Screw Pine and a Mondo Grass border backed by Liriope, Lilyturf and more. On the right, a Pygmy Date Palm. The 1977 Mercedes-Benz 450 SL convertible is courtesy of Motorcar Gallery, Fort Lauderdale

FIGURING OUT WHAT THE **FLORIDA GARDEN** WANTS TO BE TODAY

[Taking a look at the work of Luis Llenza]

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

THERE ARE DESIGN PROFESSIONALS in every field who land in South Florida and — for a brief period of time — burn as bright as a supernova. They're booked solid and raved about at every cocktail party and charge a hefty premium. But all too often, after a few years, the crowd has rushed on to the next interior designer, architect or painter. Then there are the 'slow-and-steadys'. These men and women use their opportunities not so much to get their faces in the people pages of Garden Design, Architectural Digest or Art in America, but rather use each opportunity they are given to experiment, learn and adjust, thus honing their craft for the long haul.

Landscape Designer Luis Llenza has always leaned towards the latter. Designing garden landscapes in South Florida and Puerto Rico for over 30 years, the classically-trained designer is known for creating garden spaces that listen carefully to what *works* in South Florida. He's been at it so long --- seeing successes as well as failures --- that he can drive up to a property, baseball cap on, sleeves rolled up, and *read* what that particular setting wants faster than anyone I know. This is Florida, Llenza understands, and that means a lot of people with second homes or residents away for summer. No one







Top Left: A dense, jungle-like border of native palms bursts from a low, irregular border around at one of Luis Ilenza's commissions. The cool matte silver of the palms is echoed in the potted Bromeliad of a similar color and finish. **Top Right:** For a new construction home in Wilton Manors, Llenza blurred the edges of a crisp, meandering walkway with a variety of Bromeliads and behind them chose big-leafed Elephant Ear and Ginger. **Bottom Left:** Dual groundcovers that spill across a crushed stone surface were chosen as a foil to the strict, circular hardscape feature in which they live. From that base bursts forth, irregularly placed and sharp-tipped Agave.

wants to constantly fuss and manicure their garden, Llenza explained to me, and in the sub-tropics, landscape should never be about boxwood hedges and parterre gardens anyway. Let Versailles keep all that intricate formality.

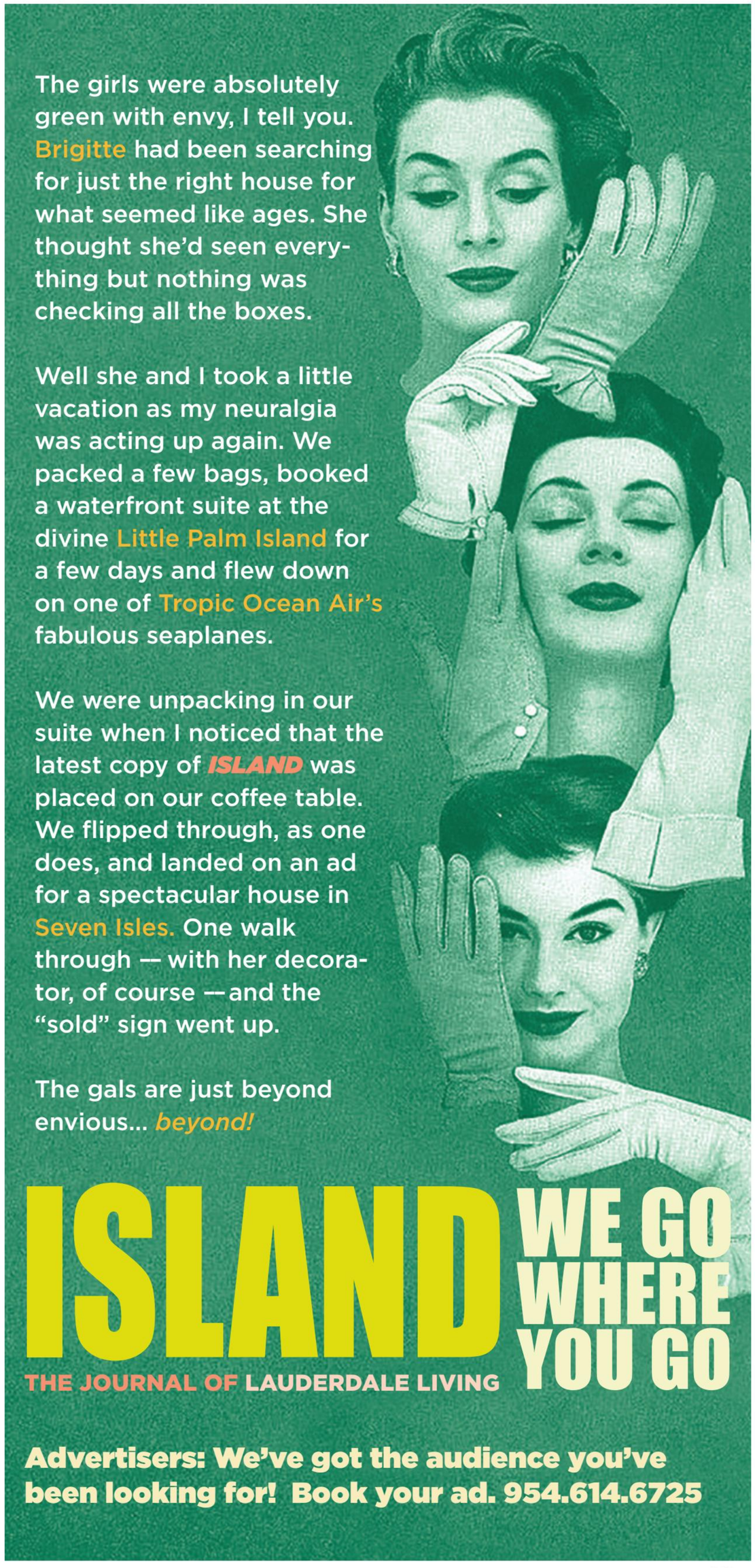
Llenza recently took me to see a few of his projects, shown on these pages. Let me give you some of my perceptions and (*Shhh! Don't tell Mr. Llenza*) let you in on some of the specifics he uses and why.

For the Seven Isles Mid-Century Modern home shown on pages 34 and 35, Llenza wanted to frame the design of architect Steve Suchman. Suchman reworked the 1960s era home, staying true to its low, ground-hugging profile, one made popular 110 years ago by Frank Lloyd Wright. Llenza anchors the home creating a dramatic focal point with a tall Screw Pine on the left and a smaller, eye catching Pygmy Date Palm on the right. The Screw Pine, native to Madagascar, is easy to grow, withstands storms and is both drought ans salt tolerant. The Mondo Grass border is easy to grow --- very tough, and low growing. Llenza backed this with taller Liriope and behind that, the taller and jungle-like Philodendron "Green Congo" and Cordyline "Black Magic".

At the same property, (shown on bottom of facing page) a crisp, circular hardscape detail is lined meandering groundcovers including a chartreuse colored Sedum makinoi 'Ogon', and bursting through are explosions of bright green Agave.

For a very private pool area at another home, Llenza creates a much tidier landscape, choosing cool colors of silver and pale green, a river rock finish and a putting green like lawn. The silver reappears in an aqua pot of Silver bromeliad. This is a moderation of his wild nature look... very neat but with the lush back border Luis uses so often, making the neighbors 'disappear'.

Last, for the entry to a brand new home, Llenza's work fills it out naturally, giving the impression it has been there much longer. Here, he edged the banked walkway (opposite, top right) with various sized Bromeliads. For this type of installation, Llenza often opts for Alcantarea Silver Plum, Vriesea, and Aechmea. Ground-hugging Bromeliads work their way back here, into a dense, wild backdrop that includes large bushes of Ginger on the right and Elephant Ears on the left.



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Christina's World

Longtime paper sculptor Christina Lihan continues to amaze by turning her love for architecture into fine art.

text Jillian Whitaker

"I'VE ALWAYS WANTED TO BE an architect. It's been my dream since I was just 12 years old," Christina Lihan says. After receiving her Master of Architecture degree from Columbia University, she set out to fulfill her childhood dream, taking a position at an architectural practice in Paris, France and later setting down roots in her native South Florida.

Lihan began with Miami Beach landmarks, moving on to other structures that she'd admired, brooding over each layer, making sure that hers was an exact replication.

After a string of jobs at local architecture firms, Lihan couldn't help but feel like she was missing something. "I wasn't happy," she says. "I realized that I was bored, and I needed a creative outlet." In her free time, she began building models of cityscapes, skyscrapers and other structures out of paper. She started small — creating the occasional greeting card for a friend –– and then went bigger.

On of Lihan's recent pieces, this massive paper sculpture includes landmarks on a global scale.



A fan of Greater Fort Lauderdale's Mid-Century Modern era landmarks, Lihan toiled to create this special take on Charles McKirahan's Mai Kai.

Soon her home was full of 24" x 32" paper models of her favorite Miami Beach buildings – among them the Breakwater Hotel, the Plymouth Hotel and the Carlyle. Next, she moved on to other structures that she had admired during her travels. She would spend weeks brooding over each layer, making sure that hers was an exact replication of the original. "I love the complexity of recreating the architectural elements of Art Deco buildings. They look so simple, but there is so much to them." she says. "But when I tried to sell them, nothing happened."

Lihan has had successful solo shows right here in Fort Lauderdale as well as a fabulous installation at New York's Flatiron Building recently entitled "Constructing Manhattan from the Razor's Edge".

Many years and a move to an architectural firm in Atlanta later, Lihan was exhibiting her art at a local show, where she was noticed by a gallerist. She had her first solo show in 2005 at the Atlanta-based Mason Murer Fine Art Gallery, which finally gave her paper reliefs the credit they deserved. A few years later, she quit full-time architecture altogether.

"I loved architecture," Lihan says, "but I didn't love the business part. I have an artist's soul, and it just didn't fit in to what I was doing." Today, she is back in South Florida, constructing her paper passions out of her studio off Las Olas. The only difference this time around is that her work is in demand and on display.

Lihan has had successful solo shows in Fort Lauderdale, as well as a fabulous installation at New York's Flatiron Building recently entitled "Constructing Manhattan from the Razor's Edge". Her work has been exhibited at the Red Dot Art Fair during Art



"Constructing Manhattan from the Razor's Edge" a solo show Installation at the Flatiron Building's "Flatiron Prow Art Space" in Manhattan, 2016.

Basel. Much of her work today is in the form of private commissions – often of a favorite landmark they want Lihan's rendition of. For example, one recent, private commission was of "Rydhave", the U.S. Ambassador's residence in Denmark, presented to the U.S. Ambassador.

Lihan's work has been exhibited far and wide, from a group exhibition at Art Link in Miami's Wynwood Art District, to a juried exhibition by the Hilton Head Art League's in South Carolina, to Tel Aviv, Israel for the International Exhibition of Paper Artists.

Her artistic prowess knows no limits: Over the years, she's replicated the grandeur of Addison Mizner-designed homes in Palm Beach, captured the spirit of Miami Beach, and taken on recreating architectural details of international landmarks, including the Eiffel Tower and Taj Mahal.

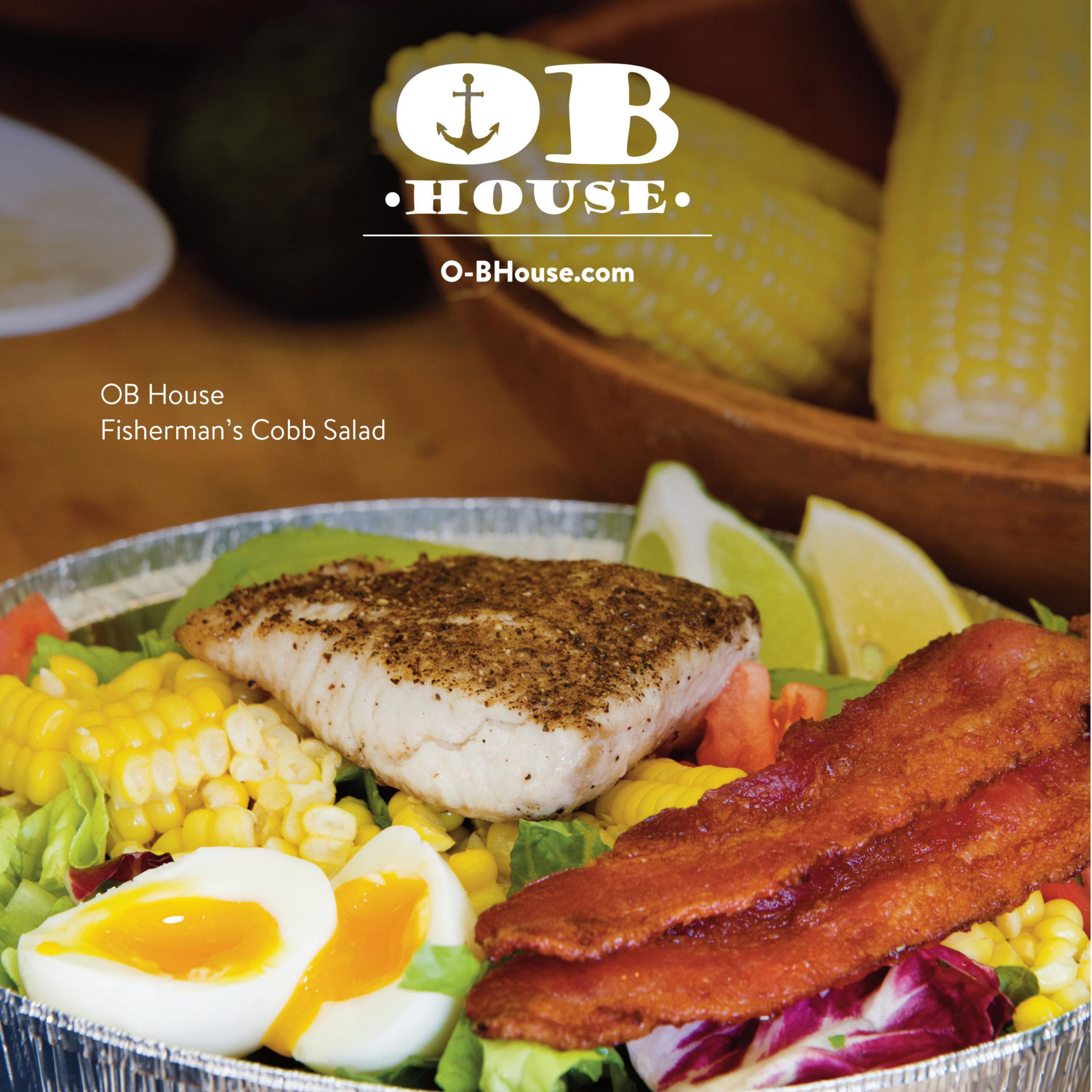
Over the years, she's replicated the grandeur of Addison Mizner' designs, captured the spirit of Miami Beach, and taken on recreating details of landmarks, like the Eiffel Tower and Taj Mahal.

Having perfected her craft over two decades, no detail is overlooked in Lihan's current work, even strong shadows have been incorporated into her stark white designs giving them a dramatic, chiaroscuro effect. *ISLAND* magazine is honored to share her work.

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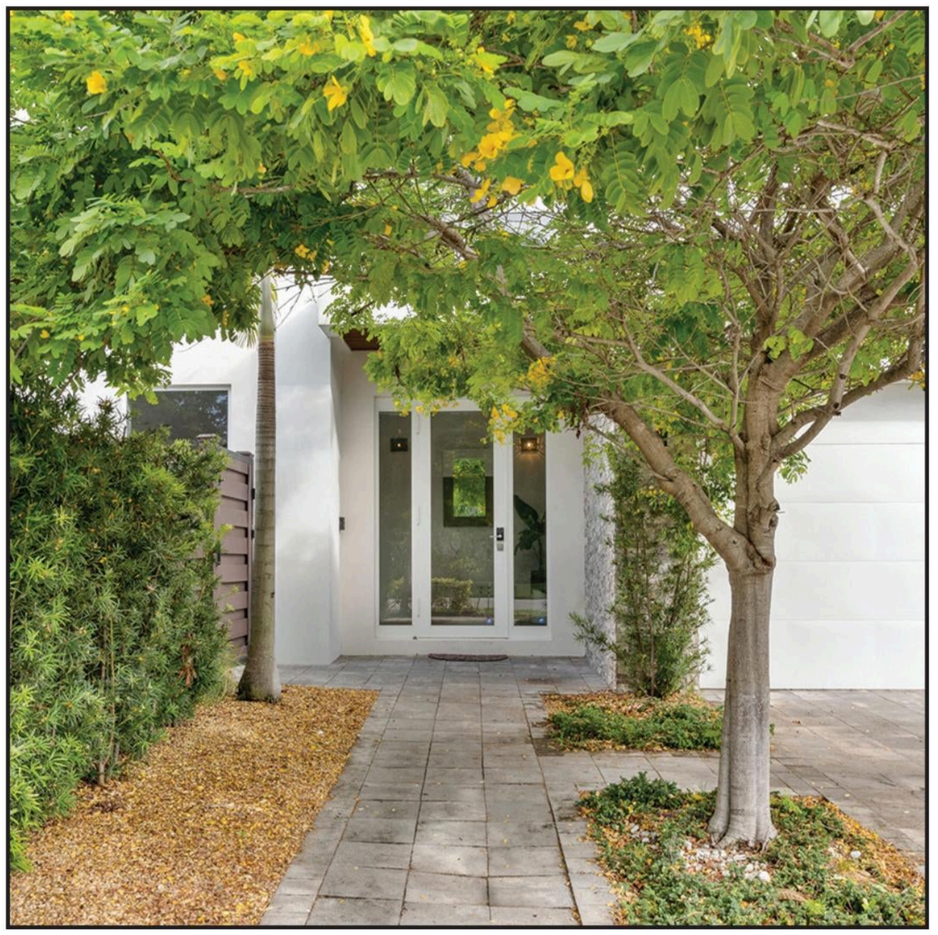
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NEW CONSTRUCTION IN CORAL RIDGE

[FLORIDA LIVING, WITHOUT THE COMMITMENT]



text Maria Sanchez

ARCHITECT GUSTAVO CARBONELL has been designing in Fort Lauderdale for as long as we can remember, drawing up plans for everything from townhouses to charter schools. Having spent a great deal of his efforts on multi-family construction over the past two decades Carbonell has finely honed his skills. The result: a set of exceptional, attached single family homes in Coral Ridge, tucked neatly between Bayview and Middle River Drives.

Walking under a leafy canopy towards this 2,528 square foot home, a glass entry door with two side-





The home's entertaining spaces feature 9'4" high ceilings. Impact glass windows and doors fill the space with natural light.

lights leads into an entry hall which in turn opens into a sun-drenched entertaining space. A long expanse of windows dips all the way to the floor, allowing full view of the plunge pool just beyond. This attached single family is a rare find, says Mark Williams of Castelli Real Estate, "Not only does it have four bedrooms and four and a half baths", the Realtor told us, "It's located on a corner lot, so your wraparound, outdoor terrace, pool and primary suite face no neighbors."

While the exterior of this home gives the slightest nod to the mid-century era with steel-reinforced concrete "eyebrows" over its second story windows, on the interior, it is completely contemporary in style inside and out. Details like large format

WHILE THE OUTSIDE OF THIS HOME NODS TO THE MID-CENTURY ERA WITH STEEL-REINFORCED CONCRETE "EYEBROWS" OVER ITS 2ND STORY WINDOWS, ON THE INSIDE, IT'S COMPLETELY CONTEMPORARY.

porcelain tile floors and stainless steel cable railings on the staircase confirm its modern bonafides. The 9'4" ceilings and 8' doors and windows lend the home an open, airy feeling.

The kitchen, open to the dining and living areas, has engineered quartz countertops, its breakfast bar looking crisp and clean with a waterfall detail. The perfect size and shape, the space has fine European-style cabinetry, a deep, undermount kitchen sink and high-end Bosch appliances.

In addition to the two car garage, the first level also has a full bedroom with en suite bath, perfect for in laws or home office.



In between that suite and the kitchen is a beautifully finished guest bath sporting a floating vanity with polished stone countertop. Upstairs you'll find a den and three more bedrooms, including a corner primary suite with two Juliette-style balconies, a large, walk-in closet and an all white, en suite bath. This, nearly 16 foot long bathroom offers a double vanity and large, walk-in shower enclosed with frameless glass. At the opposite end of this level is a guest or family bedroom suite with walk-in closet, en suite bath and a spacious, covered balcony. In addition to the wall of windows along the balcony, the architect has included a set of clerestory windows on the east wall allowing sunshine in without compromising privacy.

WITH QUARTZ COUNTERS, WATERFALL DETAILED BREAKFAST BAR AND A DEEP, UNDERMOUNT SINK, THE KITCHEN IS FINISHED WITH EUROPEAN-STYLE CABINETRY AND HIGH-END BOSCH APPLIANCES.

As Williams said when we toured the home, "Modern single family home rentals in the Bayview School district are very rare." We're guessing that means it won't be available long.

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

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Patricia Domanski
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oil on canvas

WHEN WORDS BECOME ART

DANIEL MAROSI'S LARGE SCALE CANVASES, NOW ON DISPLAY AT FLL.

text Sybil Robert **photo** Christina E. Roldan

Barbara Kruger, Ed Ruscha, Roy Lichtenstein, Jenny Holzer, Adam Pendleton... the list of artists who use words and even simply letter forms in their works of art seems to grow each year. Some of what they produce can be very direct, as in the well known piece by Barbara Kruger, *Your Body is a Battleground*, a huge, photographic silkscreen on vinyl. At the other end of the spectrum their use can be an example of dada, a movement based on deliberate irrationality, like the pieces by Adam Pendleton who --- at least according to writer Alina Cohen --- doesn't care if his words make any sense at all, allowing his work to convey "dissonance and chaos".

But for Daniel Marosi, a painter and sculptor whose canvases are now on display at the Fort Lauderdale–Hollywood International Airport, his use of letterforms is not simply a form of chaos. His words, or segments of words, may appear (beautifully) chaotic, but for this artist, they come from something deeper. As part of his series *Evidence of Things Unseen*, Marosi created large, 48" X 48" canvases, each painted with acrylics that layer letterform over letterform.

On one wall the canvases --- mounted not separated as one might expect, but rather butted up next to each other with no space in between --- are painted a vermillion red and overlaid with brilliant massive characters in, orange, yellow, and white, and in varying degrees of transparency. The result, whether intended or not is uplifting. The opposite wall has the same layout, six 48" square canvases, although this time, the color palette, though still containing yellows and oranges of varying translucency, also contains electric blues, purples and black. The effect --- of each individual wall --- and of seeing the two together, is mesmerizing.

For Daniel Marosi, a painter and sculptor whose canvases are now on display at the Fort Lauderdale–Hollywood International Airport, his use of letterforms is not simply a form of chaos. His words, or segments of words, may appear (beautifully) chaotic, but for this artist, they come from something deeper.

According to a piece published on the artist as well as on the *Rhema Word* series these are a part of, he has lately been experimenting with phrases from scripture as well as random sayings from popular culture and more. That series, was begun just two years ago and much of it went on display in a solo exhibition at St. Thomas University in Miami which opened in June of last year. This installation is on view at FLL's Terminal 2 through June, 2023.



Glavovic Studio's Margi Nothard is responsible for the design of this monumental staircase, designed and built for the Museum of Art Fort Lauderdale, (now the NSU Art Museum) specifically as an "urban intervention". It connect the original, Edward Larrabee Barnes designed building and the downtown Las Olas District. It opened just in time for the epic, King Tutankhamen exhibit in 2006. Movement, landscape, and form are celebrated in this intervention as people occupying the stair cast shadows and animate the museum's exterior walls. It's important to note that, as part of this intervention, Glavovic also increased the pervious space by 5,000 square feet, adding trees and landscape to reduce heat gain and provide shade. EDSA joined in on the project as landscape architects.

And she's ***building*** *a staircase to heaven...*

text John T. O'Connor

BACK WHEN FORT LAUDERDALE WAS a veritable petri dish of experimentation for Mid-Century Modern architecture and how it should express life in the sub-tropics, many a visiting Northerner must have been confounded by what they saw. Instead of hiding everything away behind heavy doors, tiny windows and brick, they saw open courtyards, walls of jalousie glass, and staircases --- both exterior and interior --- that seemed to float.

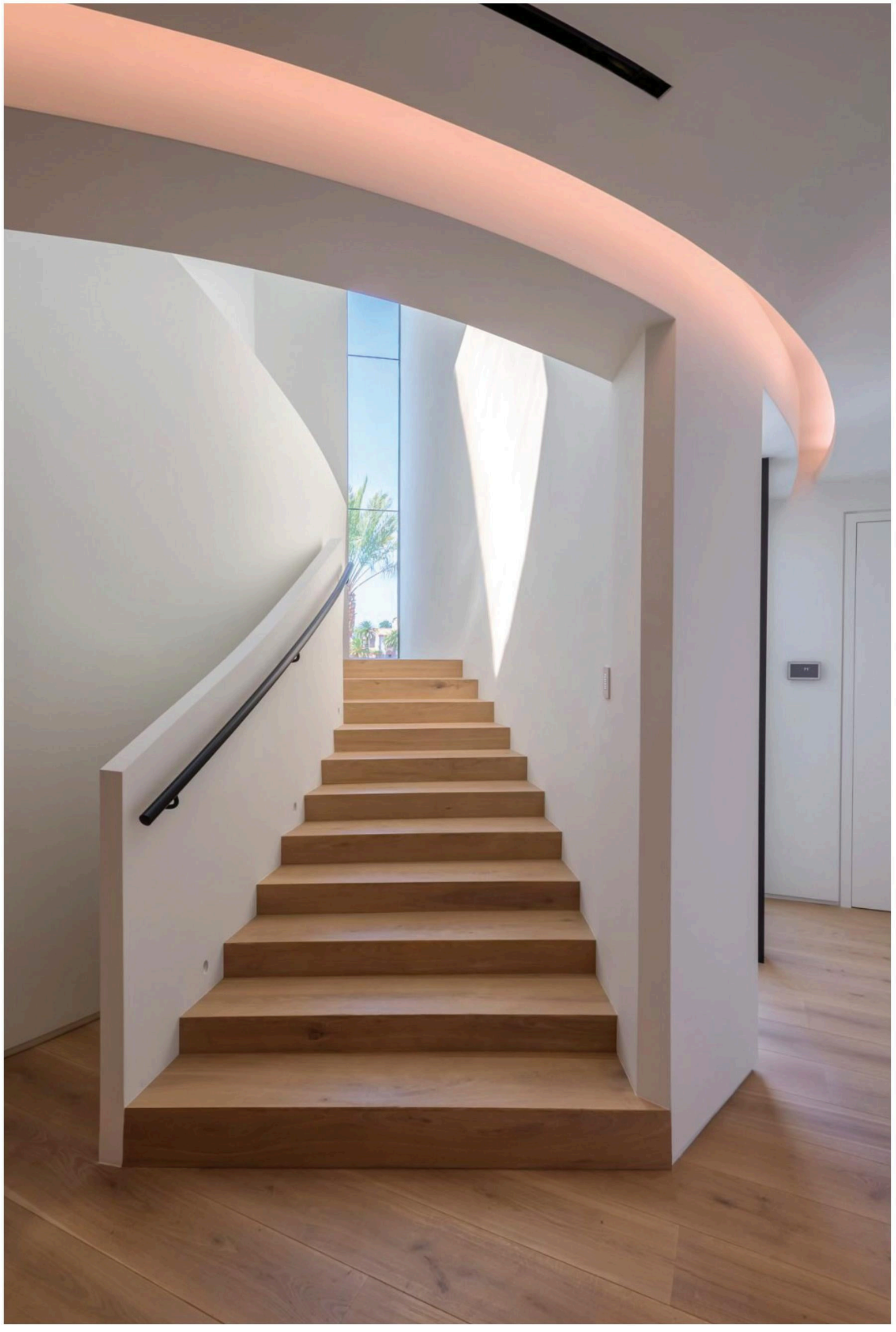
Architects like Igor Polevitzky, Robert Hansen, Charles McKirahan and a dozen others found the ultimate freedom here with clients, both corporate and individual willing to throw aesthetic caution to the wind. They often gave designers as much room as they needed to create buildings that paid attention to where they were sited: South Florida, not Indianapolis, Indiana. In terms of staircases, this meant not having to hide them away on an interior, sheilded from the frigid winter temps wirth layer upon layer of building material, but rather, offered them perhaps a different solution. Florida offered them the opportunity to place them on the outside of the building, exposing to *South Florida's* version of 'the elements': sunshine and balmy breezes.

Architects of the mid-century period found the ultimate freedom in Ft. Lauderdale with clients willing to throw aesthetic caution to the wind. Happily, that sometimes still happens, even today.

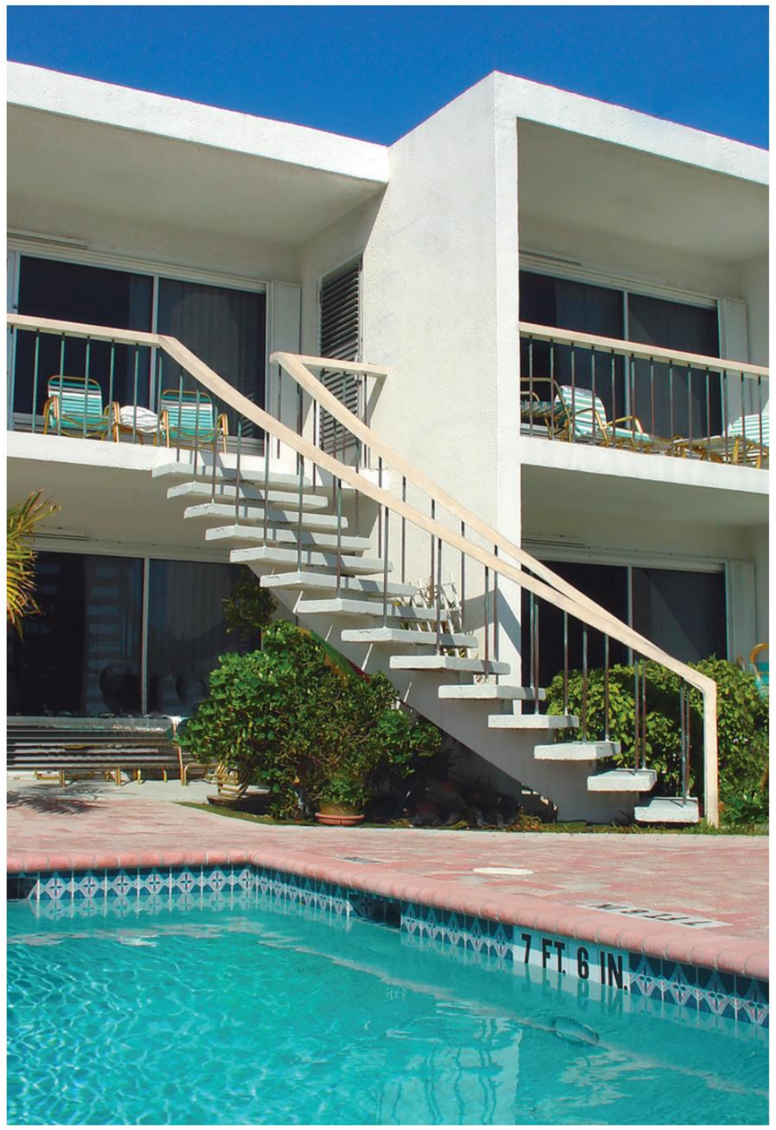
This experimentation continues today with staircases both exterior and interior, some of which we've selected to show you in the following pages as examples of terrific design, from 70 years ago to present day. Please hold the handrail as we proceed!



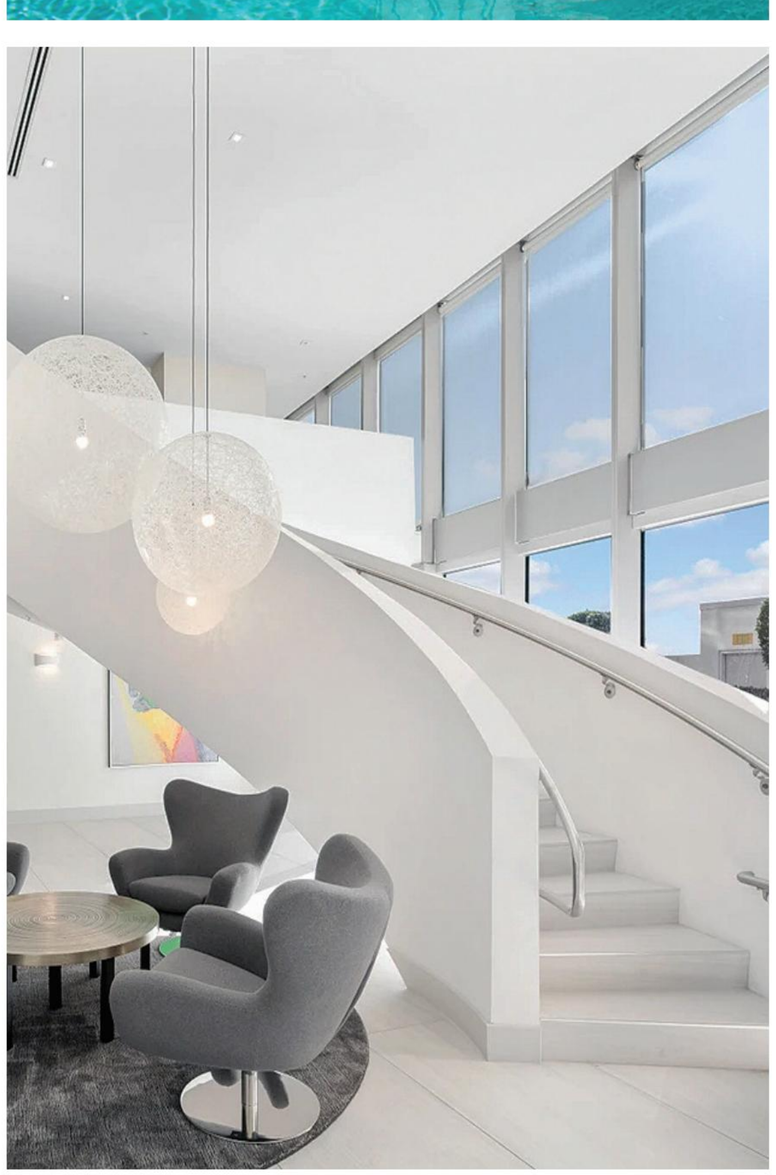
Known since 1951 as the **Cadillac Villa,** this dreamy building was one of the first to include a carport for six on the ground level of its three stories. Designed by Robert Hansen, this early Mid-Century Modern structure hides a court-yard at its center. Climbing up from that space, wrapped in salmon pink stucco is a three-story staircase with terrazzo steps and wrought iron railing sporting what can best be described as a modified, double Greek Key motif. Today, from most angles, it appears to float effortlessly, just as it has for over 70 years.



When looked at with a discerning eye, renovations offer homeowners opportunities galore. For a renovation of a Rio Vista home, architect Rita Sosa-Zahn of Zahn Development listened to her client, who wanted the home pierced with sunlight and requested a softer, lighter interior. In one response, Sosa-Zahn created a sculptural staircase with deep steps of a slightly shallower depth and had it drenched in natural sunlight. According to the architect, "With a renovation, you want to remove any excess that does not serve a purpose functionally or aesthetically. In our case, that excess meant a lot of demolition."









From top left: Like a set design from 1950s Hollywood, this staircase serves 2nd level residences in a crisply designed, circa 1960 co-op in **Lauderdale By The Sea.** One of two, mirror image staircases, it is the essence of stripped down elegance, it's stairs "open air" attached to a central spine. Designed by Fort Lauderdale's most prolific architect of the mid-20th century, the **Sea Chateau** by Charles McKirahan still sits at the center of North Beach Village, pink terrazzo floors and all. This single landing staircase floats down in a joyous manner, its steel railings echoing the concrete cheesehole railings above. A development timidly named the **Townhouses at Harbor Beach** does not seem like it would be home to such a high contrast, in-your-face staircase, yet here's living proof. Designed in 1979 at the height of the disco era by Peabody & Childs, you can almost hear the pounding beat of Giorgio Moroder when looking at this amazing piece of minimalist sculpture. Tucked inside one of two levels at **Riva** dedicated to the use of its residents, the design team at FSMY Architects in Fort Lauderdale included a free, sweeping staircase that is just perfection in this volumetric space.



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Covered Patio | New Standing Seam Metal Roof | New Impact Windows
60'x130' Lot | $1,550,000



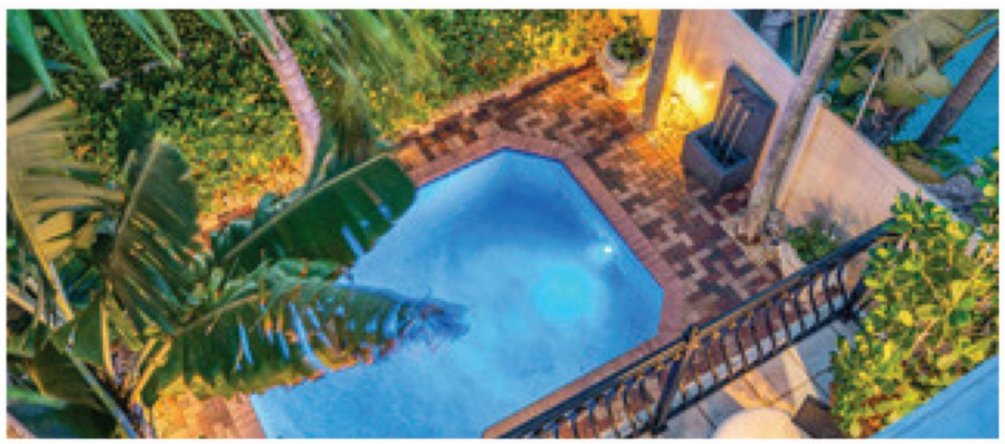
VICTORIA PARK

424 NE 10 Avenue | New Construction | 4BR/3BA | Urban Contemporary
Euro-Mod Finishes | Dacor Brand Appliances | Tile & Quartz Finishes
12' Ceilings | 2-Bay Garage | Saltwater Pool | Covered Terrace
Summer Kitchen | Smart Home Ready | $2,387,000



WILTON MANORS

2400 NE 16 Avenue | New Construction | 3BR/3.5BA | Office | Flex-Living
(2) Single Bay Garages | (2) 2nd Level Guest Suites w/Separate Entry
Center Courtyard Terrace w/Saltwater Pool | 12" Ceilings
Euro-Modern Interiors | Smart Home Ready | $1,995,000



VICTORIA PARK

816 N Victoria Park Road | 4BR/4.5BA | 3,336 SF | Elevator
3rd Fl Family Room w/ Wet Bar | Roof Top Terrace | Private Pool
2-Bay Garage | Immense Primary Suite w/Balcony | Gracious Interiors
$1,495,000



LAS OLAS ISLES

535 Hendricks Isle #107 | Las Olas Isles | Burton Point 2BR/1.5BA | Tastefully Renovated
Throughout | Impact Windows/Doors | Stainless Appliances | Custom Built-Ins | Convertible
2nd BR | Spacious Waterfront Deck | Private Dock Up to 20" Craft | $499,000



VICTORIA PARK

520 NE 12 Avenue | 3BR/2.5BA | 3,092 SF | 1st Fl Primary Suite
Family Rm | Loft | Pool | 2-Bay Garage | Open, Contemporary Interiors
Covered Terrace | $1,795,000



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ISLAND

NON-STOP DESTINATIONS FROM FLL

A TALE OF 3 CITIES

EASY ESCAPES TO OUR FAVORITE EARLY SPRING DESTINATIONS.

text Ed Salvato **illustration** Rollin McGrail

Fort Lauderdale boasts numerous direct, nonstop flights to under-appreciated destinations where spring arrives early. We visited two of these beauties — Asheville, North Carolina, and Austin Texas — in previous issues. The third, Charleston, South Carolina is an 'I Land' virgin! Our two A-list getaways continue to expand their offering of unique experiences enticing visitors and locals alike. They're blue islands in a mostly red sea beloved for live music, the arts, and delicious local cuisine and libations best enjoyed outside. They also share similar strands of hippie DNA, resulting in a warm welcome of visitors and a slightly tilted sense of the world imparted with a dose of pride.

Gorgeous coastal Charleston vibrates at a calmer frequency and is best known for its well-preserved architectural marvels, wonderfully fresh seafood and complex history dating to the Colonial era and spanning painful centuries of slavery, Civil War, and racial inequality. After several years of COVID-19, the horrific murders at Mother Emanuel Church (in 2015) and protest marches by Black Lives Matters, the city has leaned into the hard work of reckoning with these challenges, which is even being reflected in their tourism offerings, making this an even more intriguing and historic getaway with gorgeous plantations as well as barracoons, chilling spots where humans were sold into slavery.









Super, natural Asheville, North Carolina

Nestled in western North Carolina's Blue Ridge Mountains amid lush national forests and crisscrossed by rivers, Asheville is cooler and relatively more progressive than most of the state. Once part of the Cherokee nation, the area started booming along with the expansion of the railroad, explaining the presence of the Biltmore Estate established by the heirs of Cornelius Vanderbilt, rail magnate. Expect galleries, abundant public art, museums, a buzzing restaurant scene, theater, live music, outdoors activities and a sincerely warm welcome. Information: Explore Asheville. **Exploreasheville.com**

Stay: The Cambria Hotel Downtown Asheville **Cambriadowntownasheville.com** weds smart room design with local culinary and artistic partnerships producing a distinct sense of space and place.

Eat: Helmed by a young chef, Cambria's Hemingway delivers delicious Cuban cuisine paired with panoramic views of the misty mountains enveloping Asheville. (Especially awe inspiring at sunset.) In the historic town center Cucina24 **Cucina24restaurant.com** melds Italian traditions with fresh ingredients from the mountains of the American South.

Culture: Explore the River Arts District **Riverartsdistrict.com** for a delicious dollop of unique culture (and lots of tantalizing local food, coffee, and beer spots) and pick up truly 'only in Asheville' art pieces as souvenirs. Do it on two wheels for a more exhilarating experience. Flying Bike Tours **Flyingbiketours.com** allows visitors to experience the Arts District and adjacent West Asheville on e-bikes. The route includes breathtaking views of the Blue Ridge Mountains, an indoor art studio stroll and a scenic ride along the French Broad River greenway.

Discover: Devote at least half a day to the Biltmore Estate, **Biltmore.com** America's 'largest home.' Splurge for a guided tour and wine tasting. Continue your outdoor exploration of the brilliant fall colors and waterfalls of the nearby Pisgah National Forest with the passionate, knowledgeable guides of Asheville Hiking Tours. **Ashevillehikingtours.com**

Stay weird in Austin, Texas

The Texas capital blends nature, the arts, and a diverse and welcoming community bursting with Texas hospitality. Sure, state politics can get extreme, but Austin is much more progressive than visitors imagine, energized by legions of students at the sprawling University of Texas and its fanatically popular Texas Longhorns football team (hook 'em!) as well as countless live music venues and the globally known SXSW and Austin City Limits Music Festivals. What locals seem to love most about it: It's a nearly year-round outdoor city boasting endless options for plein-air fun. Information: Visit Austin. **Austintexas.org**

Stay: The LINE Hotel **Thelinehotel.com** is located on Lady Bird Lake, and sports a recent renovation with chic, modern touches, and a sexy rooftop pool. Hotel San José **Sanjosehotel.com** in South Congress, Austin's coolest neighborhood, is a 40-room urban bungalow-style, spectacularly renovated former motor court tucked behind stucco walls and set amidst lush garden courtyards.



This page clockwise from top right: Touring Asheville on e-bikes from Flying Bike Tours. Pumpkin sformato fonduta with walnuts and fermented garlic from Cucina24, Ashville. At the center of an 8,000-acre estate in Asheville is the Biltmore House, designed by Richard Morris Hunt and completed in 1895.



This page clockwise from top right: Lining the High Battery promenade in Charleston, South Carolina are a lineup of elegant, antebellum homes. Exploring Lady Bird Lake by canoe in Austin. Rooftop Citrus Club at the Dewberry Hotel, Charleston. A room with a view at the pet-friendly Line Hotel in Austin, Texas.

Eat: Also located in South Congress, Aba Restaurant **Abarestaurants.com/austin** reimagines Mediterranean food in a stunning outdoor area. Don't be fooled by the Peached Tortilla's **thepeachedtortilla.com** humble location in a strip mall: This former food truck attracts rabid regulars with incredible fusion food.

Culture: Austin bursts back to life in the spring with countless festivals, fairs, musical events and more. Find your to-do list at Visit Austin. **Austintexas.org/events**

Discover: Orient yourself, tour downtown and burn off calories at the Ann and Roy Butler Hike and Bike Trail Austintexas.gov around Lady Bird Lake. For live music, check out the Continental Club **Continentalclub.com** and for comedy (and yummy local cuisine), mosey on over to Stubb's Bar-B-Q. **Stubbsaustin.com**

Reckoning with its past in Charleston SC

Best known for its gorgeous Colonial architecture, Civil War monuments, plantations and coast, Charleston is starting to seriously grapple with its slave-owning past. The most serious step in this new journey is the opening of the highly anticipated International African American Museum, **Iaamuseum.org** originally scheduled to open on Martin Luther King, Jr Day this past January. Alas, due to construction issues, they've postponed the opening till 'later this year,' and promise to post a new opening date on their website soon. Information: Explore Charleston. **Charlestoncvb.com**

Stay: We love the centrally located Dewberry Hotel, **thedewberrycharleston.com** which opened in 2016 after a lavish refurbishment of a Mid-Century Modern federal building from the '60s. It offers 155 luxurious guestrooms and features a Southern brasserie, the sleek Living Room restaurant and bar, the Citrus Club, on the 8th floor terrace featuring the highest rooftop in town, and a luxurious spa. It's designed to represent the South reimagined which we think Charleston is striving for as well.

Eat: Influences from Europe, West Africa, and the West Indies combine to create Low Country flavor with standard ingredients like rice, oysters, grits, okra, and crabs — still as prominent as they were centuries ago. Seafood lovers, head to the 20-seat oyster bar, the Quinte, **thequinte.com** for its daily focused menu of the freshest seafood available.

Culture: The vibrant Spoleto Festival USA **Spoletousa.org** takes place in May and June and features a diverse range of performances, including opera, theater, dance, and classical music.

Discover: If you visit a 'dreamy' plantation, remember it was built with the unreimbursed labor of enslaved Africans... At the very least. Drayton Hall plantation **Draytonhall.org** actively encourages visitors to pay respects at the African-American cemetery on site. Magnolia Plantation's **magnoliaplantation.com** "From Slavery to Freedom" tour is more popular than the tour of the plantation house.

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







AQUI

BAR & KITCHENS

Fantastic food, relaxed, indoor/outdoor setting & friendly staff make for a lot of very happy guests.

Finding a place to dine in Fort Lauderdale can be a present day version of Goldilocks and the Three Bears. This one's too noisy, this one's too claustrophobic... But somehow one new spot in Flagler Village seems to have gotten it right.

Aqui's long, cool space fronts NE 3rd Avenue with windows and opens on the side with stacking glass doors leading into the restaurant's long, backlit bar. This, in turn, spills out into Aqui's main event: their terrace. Here you'll find multiple tables for four with super comfortable seating, umbrellas overhead and little LED lamps that spread a pool of warm light over each. The entire space gives off a vibe that reflects Flagler Village's sophisticated side: relaxed yet always experimenting... keeping a finger on the pulse.

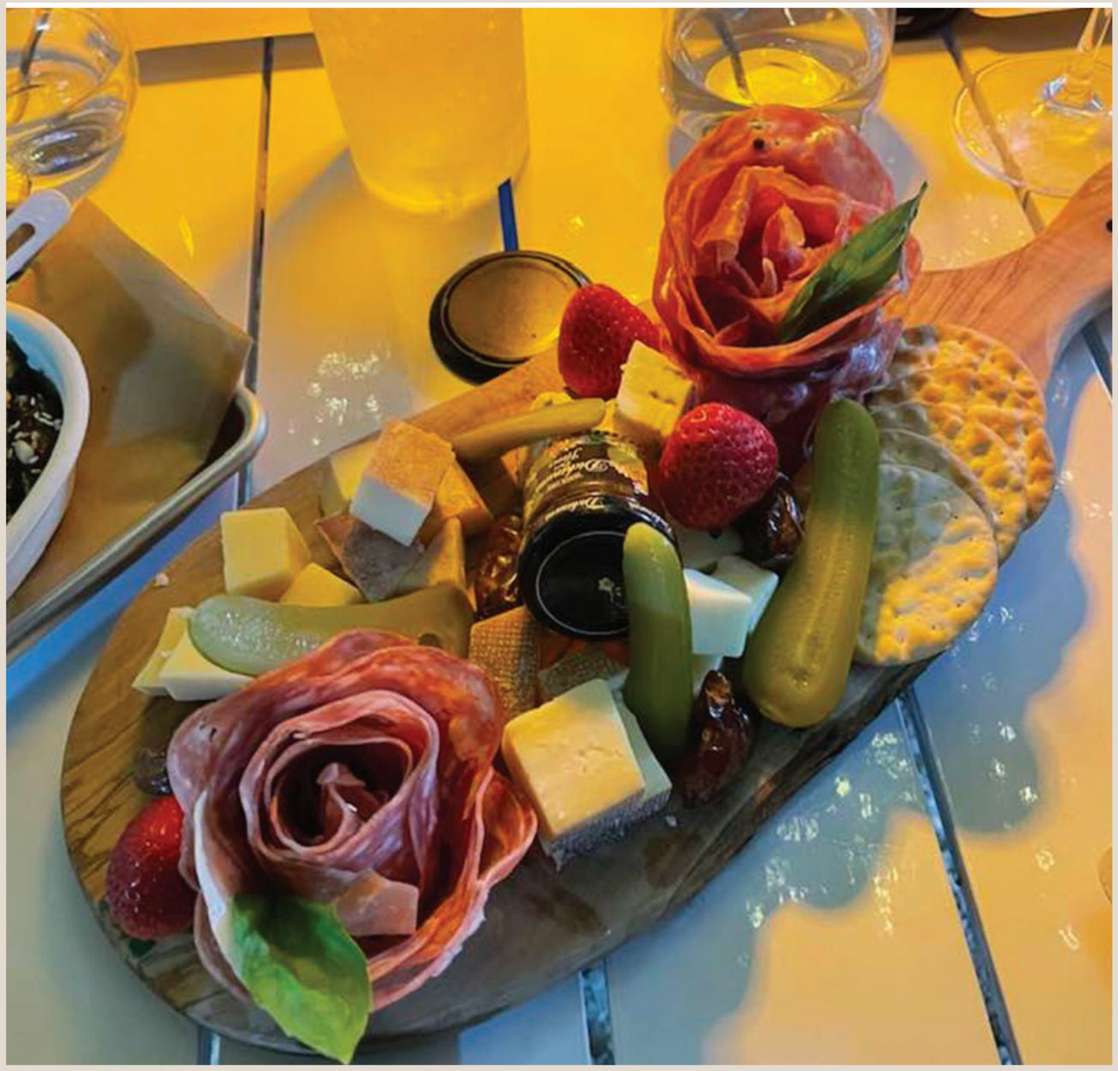
On the edges of the terrace are Aqui's three kitchens — food trucks, actually — one offering Mediterranean dishes, another with a Mexican menu, the third whipping together Asian/fusion dishes. Friendly servers take your order and soon your table will be filled with everything from orange chicken bao buns to salmon pita wraps to carnitas reposadas.

On our first night there, we sampled all three menus, starting with Korean roasted brussels sprouts with peanuts and garlic in a soy glaze. Super tasty and a good-sized portion for sharing. The three of us also shared the fried pita with roasted red pepper and feta cream as well as the street-style roasted corn before diving into main dishes like blackened grouper tacos and tempura shrimp with brown rice and a sweet and spicy Thai sauce. Absolutely delicious.

But that's just a start. With a menu that offers everything from short rib quesadillas to lamb kabobs to plant-based chicken bao, there are enough offerings to please anyone. Not only is Aqui the new, must-try spot for dinner, they're open for lunch and every Saturday and Sunday from 10:30 AM to 2:00 PM they serve a brunch with dishes like brulée French toast, smoke salmon tostadas and huevos rancheros.

Aqui Bar & Kitchens
511 NE 3rd Avenue
Fort Lauderdale
954 401 0450

Our recommendation? Go... *go now!*



The Aqui Board knocks it out of the park with 12 delights on one board.



From their brunch menu, the smoked salmon toastada. Photo: Lina Greco



Indoor seating spills out onto a large garden space at Aqui. Umbrella shaded tables for four rest on a ground cover of shells in the garden. Photo: Margi Nothard

Maker's Mark Whiskey Sour? Well, I suppose... if I must!

What we're drinking now on Fort Lauderdale Beach.

text Maria Sanchez

The days when Bahia Cabana, Penrod's and The Button ruled the beach with sardine-packed bars, beer chugging contests and bikini-clad 18-year-olds are ancient history on Fort Lauderdale's barrier island. It took decades to move beyond those days and the proliferation of terrific new restaurants is proof. And while the drink of choice in 1963 was Budweiser in a plastic cup, that is no longer the case. We chose to vivit just a handful of places to prove our point... and to see what people are drinking 60 years later... in 2023.

Wine + Garden This character-filled, al fresco wine bar nestled in between buildings in North Beach Village has an extensive wine list as well as three-selection wine "flights" on offer. We know many will be captivated by their selection of wines from Italy, Portugal, Argentina, even Germany, but for a lovely red, we'll stick to the Silver Peak Pinot Noir from —you guessed it --- California's North Coast. As they are open 4pm until 10pm or later, they also serve a full dinner menu, On top of that, they serve brunch on Sundays! *Wine + Garden, 3115 Terramar Street Fort Lauderdale.*

Ocean 2000 As one of the only hotels in Fort Lauderdale to be located directly on the sand, Pelican Beach has been a favorite since its construction around the turn of this century. With a long, long oceanfront terrace that feels a bit like the Grand Hotel on Mackinac Island in Michigan, visitors are taken by the night sky, the sea breeze and the quiet on the terrace at Ocean 2000. Of course there is a full bar, but the wine list here is quite good. Why not start off your evening here with a bottle of sparkling Prosecco? Ocean 2000 offers Zardetto, a Prosecco from the Veneto region for $38. Delicioso! *Ocean 2000, 2000 N. Ocean Boulevard, Fort Lauderdale.*



Simple & classic is still in style at Casablanca, where a glass of Chardonnay is a late afternoon pleasure.

La Fuga Just opened at the Kimpton Shorebreak, La Fuga serves up mouthwatering Italian dishes in a gorgeous setting that spills onto the hotel's secluded pool deck. Beautifully designed and lit, this spot makes you feel like relaxing before dinner, the Italian way... with a Negroni. At La Fuga, you can of course order the traditional Negroni, made with gin, vermouth and Campari, but La Fuga loves a variation. The Negroni Bianco they offer is-made with Bluecoat dry gin, Italicus Rosolio di Bergamotto, dry vermouth, and a twist of lemon. It is the perfect balance of bitter and sweet. *La Fuga, 2900 Riomar Street, Fort Lauderdale.*

The Living Room Located at the W Hotel, the Living Room is open to all and is where guests and locals mingle in a setting best described as dressed down chic. this is the place to sip a hand crafted cocktail, nibble on small bites from their kitchen and watch day turn to night on their huge, ocean-fronting terrace. What are guests having now? Well one of the classics --- the whiskey sour --- has made a comeback. Try The Living Room's version with Maker's Mark. You won't be disappointed! *The Living Room, on the 4th floor at the W Hotel, is at 401 N. Fort Lauderdale Beach Blvd. Fort Lauderdale.*

Thasos This fabulous modern Greek dining establishment is known for its bar scene as well. The decor alone will blow you away, but so will a couple of their Bella Sophia cocktails. This delicious potion is crafted with Absolut ELYX vodka, Canton liqueur, pear liquer, ginger honey, rosemary and fresh citrus. Perfection, Santorini style! *Thasos, 3330 E.Oakland Park Boulevard, Fort Lauderdale.*

Photo Rich Caswell

la FUGA

A Coastal Italian Escape on Fort Lauderdale Beach







Experience modern, coastal Italian cuisine at Fort Lauderdale's newest hot spot, La Fuga. Chef Michael Mayer infuses local South Florida flavors with classic Italian staples to create a fusion of crave-worthy, contemporary dishes.

La Fuga at the Kimpton Shorebreak Hotel • 2900 Riomar Street, Fort Lauderdale • 954. 908.7301

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Vieni da me, amore mio,

Non mi fare aspettare..

Un'altra notte senza te

Ed io impazzirò...

La Fuga has opened and we are in love.

text John T. O'Connor **photos** Ricardo Mejia

The beautiful, Mid-Century Modern landmark that now houses the 96-room Kimpton hotel has "rebranded". What started out a couple of years ago as a Kimpton Goodland has been given a more fitting name: the Kimpton Shorebreak.

It's not the first time this property has been reimagined. The streamlined structure began life as The Escape hotel in 1949. It's purpose changed over the years until it was finally shuttered in 2010, only to receive landmark status, undergo a total renovation and reopen under the Kimpton flag in 2021.

When Kimpton rebranded, they bid the restaurant Botanic goodbye, replacing it with an Italian restaurant, *La Fuga.* Now the landmark hotel has a hit on its hands witha chef who is laser focused on creating mouthwatering dishes.

Rebranding as the Shorebreak has meant a number of changes, the most important of these --- to our eyes anyway --- is the closing of Botanic, the hotel's signature restaurant and the opening of La Fuga in its place. The name La Fuga, Italian for "The Escape" is a nod to the hotel's 73-year history. The name also suggests a change in the menu. Botanic celebrated dishes from around the world but its super-eclectic menu proved a little challenging for diners. La Fuga, on the other hand, proudly serves up its special take on all things Italian. And it works... perfectly.

Starters like a classic bruschetta, studded with oven roasted tomato, basil, olive oil and balsamic reduction, or their mussels and calamari with lemon butter, gremolata and Calabrian pepper are perfection. A main dish of Tagliatelle al Ragu Bolognese, with pasta made fresh, in-house it paired well with a glass of pinot noir. The gnocchi della casa, with a pork based sugo, butternut squash and just a hint of fennel was devoured quickly, its remaining sauce mopped up with a piece of rustic bread, still hot from the oven. My personal favorite might just be the risottro caccio e pepe all' osso buco. With this dish, Chef Michael Mayer pairs a ring of creamy risotto with bite-size pieces of fork-tender, off-the-bone beef instead of the traditional veal. The result is a plate of melt-in-your-mouth deliciousness. This dish, too, will no doubt return to the kitchen clean as a whistle.

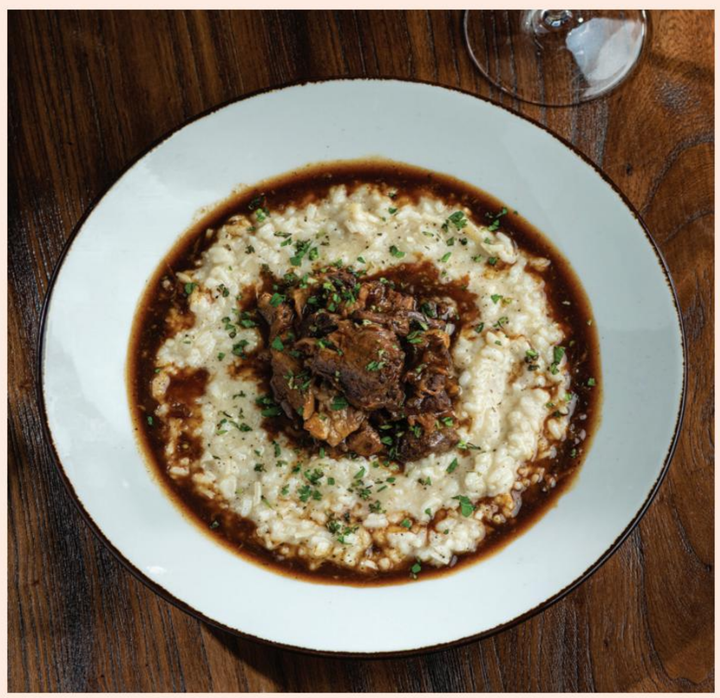
In the middle of a Florida winter, when the temperature at night might dip to (gasp!) 70 degrees, sitting at one of La Fuga's romantic, poolside tables is absolute heaven. The floor-to-ceiling glass doors of the restaurant are usually wide open, music wafting from inside to the terrace in the evening breeze. Instead of bright lights, each outside table has a glowing lantern. All of this adds up to a relaxing atmosphere where we've found ourselves laughing and enjoying our meal slowly, ending up sharing desert and ordering an espresso martini for each. With charming and servers who are actually knowledgable regarding the preparation of dishes offered, we give La Fuga our thunbs up!



La Fuga's setting is one of the city's most sophisticated and relaxed for dining al fresco.



Mussels & calamari with lemon butter



Risotto cacio & pepe all' osso buco



Linguine frutti di mare



Bruschetta with roasted tomato, basil olive oil and balsamic

One of the original “Ambassador” models completed in the 1960s, this Imperial Point home sits on a tree-shaded street and has been completely renovated.



IMPERIAL POINT

As prices increase across much of Fort Lauderdale, Imperial Point has come into its own.

text Laurinda Schultz

LIKE SO MANY NEIGHBORHOODS north of Sunrise Boulevard, the story of Imperial Point begins with Floranada, the luxurious development referred to in advertisements as the "Biarritz of America". That fever dream glowed hot for about three years, then poof... it was gone. Incorporated in 1925, Floranada consisted of a huge parcel purchased from Arthur T. Galt. It stretched from US 441 to the ocean. The group of high society investors even hired prominent New York architect, Cass Gilbert to design its Plaza hotel, casino golf and yacht clubs. The hurricane of 1926 and subsequent land bust squashed those dreams real fast. After reverting back to Galt, the land remained undeveloped until the 1950s when he began selling it off to developers.

WHEN COMPLETED IN THE 1960S BUYERS HAD 10 MODEL HOMES TO CHOSE FROM, EACH WITH EVOCATIVE NAME LIKE THE AMBASSADOR AND THE WINDSOR. HAFT & GAINES SPLURGED ON CENTRAL AIR AND THE LATEST ALL-ELECTRIC APPLIANCES.

In 1960, Jack Gaines and Burt Haft saw an opportunity to develop two communities north of Commercial Boulevard, each with a set of special value propositions to attract new buyers. To the east of Federal Highway, The Landings would

On The Market in Imperial Point



Address: **6001 NE 19th Avenue**
Description: **3 bed, 2 bath**
pool
Size: **1,607 Square Feet**

Asking Price: **$798,000**
Listing Agent: **Ryan Kritch**
Company: **Ryan Kritch Real Estate**
Contact: **561.886.7476**



Address: **2260 NE 67th St. #1722**
Description: **2 bed, 1.5 bath**
pool
Size: **950 Square Feet**

Asking Price: **$278,000**
Listing Agent: **Lauren Feher**
Company: **Coldwell Banker Realty**
Contact: **954.803.9926**



Address: **2139 NE 56th Street**
Description: **3 bed, 2.5 bath**
pool
Size: **2,450 Square Foot**

Asking Price: **$1,429,000**
Listing Agent: **Juan Noriega**
Company: **Compass**
Contact: **954.812.8662**

feature luxurious, custom-built waterfront homes on finger streets reaching towards the Intracoastal. To address a need for housing that was slightly less grand, Gaines and Haft created a community west of Federal called Imperial Point. Instead of full customization, here homeowners had 10 model homes to chose from, each with evocative name like The Ambassador, The Parliament and The Windsor. They splurged on central air and the latest all-electric appliances as well as lush landscaping, sidewalks, and public fountains.

THE MEDIAN ASKING PRICE FOR THE HANDFUL OF WATERFRONT HOMES HERE IS $1,195,000... A RELATIVE BARGAIN COMPARED TO SIMILAR PROPERTIES IN OTHER SOUGHT-AFTER NEIGHBORHOODS.

Imperial Point extends from Federal Highway on the east to NE 18th Avenue on the west, and from NE 56th Street on the south to roughly NE 68th Street on the north. Today it's a neighborhood of 1,470 homes, as well as a scattering of co-ops and condominiums. Most residents are within walking distance of top schools, restaurants, and shopping, and are a short drive to a now lively Lauderdale by the Sea. At residents' fingertips are a Whole Foods, the Broward Health | Imperial Point Medical Center, and just behind that, a the tree-shaded Dottie Mancini Park.

Imperial Point is well-regarded for its meticulously maintained 1960s- and 1970s-era single-family homes and boasts an increasingly diverse community. As for the basics, the average price for a single family was last pegged at about $944,000, but that figure continues to climb as renovated pool homes sell. The median asking price for the handful of waterfront homes in Imperial Point is $1,195,000, but that remains a relative bargain compared to similar properties in other sought-after neighborhoods. The neighborhood is hotter than ever, and at press time for this publication there were only 37 single-family homes on the market, the least expensive asking $649,900 for a 1,828 square foot home in need of a renovation. At the other end of the market, for $2,000,000 you can own a new construction 3,839 square foot, 4-bedroom, 4.5-bath home with pool. If you are looking for a condominium unit in Imperial Point, expect to pay about $100,000 at the low end to $475,000 at the high end for new construction.

To show a varied selection for this article, we chose a 3-bedroom, 2-bath pool home asking $798,000 to represent what has recently become the starting price for a 1,600 square foot home. We chose a 2 bed, 1.5 bath unit as an example of an entry point condominium, and a 2,450 square foot pool home to represent what you might find right now at the high end.



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Recently Sold in Imperial Point



Address:	**2010 NE 57th St.**
Description:	**3 bed, 2 bath pool**
Size:	**1,411 Square Feet**
Asking Price:	**$949,000**
Sale Price:	**$890,000**
Listing Agent:	**Juan Noriega**
Company:	**Compass**



Address:	**2105 NE 62nd Court**
Description:	**3 bed, 2 bath pool**
Size:	**1,838 Square Feet**
Asking Price:	**$1,328,000**
Sale Price:	**$1,300,000**
Listing Agent:	**Francesca DeLaurentis**
Company:	**Imagine Realty**



Address:	**6510 NE 21st Avenue**
Description:	**4 bed, 2 bath, pool**
Size:	**1,951 Square Feet**
Asking Price:	**$2,495,000**
Sale Price:	**$1,215,000**
Listing Agent:	**Matthew Smith**
Company:	**Re/Max Preferred**

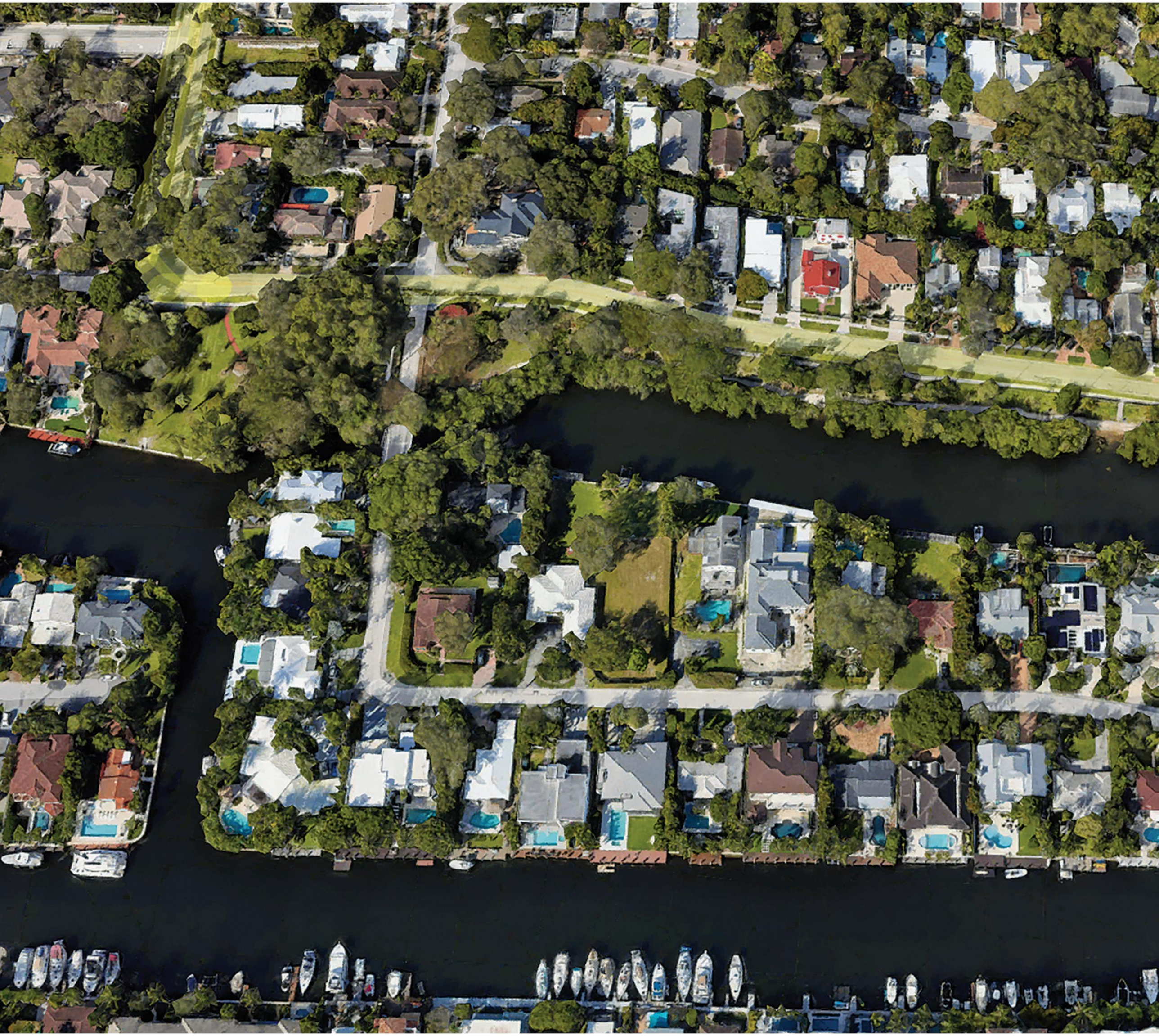


Photo Google Earth





VICTORIA PARK

ONE OF FORT LAUDERDALE'S LARGER neighborhoods, Victoria Park has had its share of change and tumult over the decades. Begun as a development in the 1920s, the area was platted in several sections by Alfred Kuhn. Over the years, what is considered to be Victoria Park has expanded somewhat, and it now stretches (approximately) north to south from E. Sunrise Boulevard to E. Broward Boulevard and east from the Middle River, the Karen Canal and Lake Stranahan west to N. Federal Highway, Kuhn wanted Victoria Park to be exclusive, and although the neighborhood has seen quite a bit of rebuilding over the years, many of its bungalows and Mediterranean Revival homes from the 1920s and '30s still exist.

AFTER A DISMAL DOWNTURN IN THE 1970S, THE LAST 50 YEARS HAVE SEEN A WAVE OF GENTRIFICATION. BY THE TURN OF THE 21ST CENTURY, AN UPSURGE IN DEVELOPMENT OVERTOOK VICTORIA PARK.

While Victoria Park Rd. and NE 20th Ave. mark the eastern edge of Victoria Park, the island that is N. Gordon Road, facing the linear Annie Beck Park, is part of the neighborhood as well.

After a dismal downturn in the 1970s, the last 50 years have seen a wave of gentrification. By the turn

On The Market in Victoria Park



Address: **525 NE 14th Avenue**
Description: **3 bed, 2 bath**
pool
Size: **2,194 Square Feet**

Asking Price: **$1,800,000**
Listing Agent: **Maria Elena Perez**
Company: **MEP Realty Investments**
Contact: **305.409.3319**



Address: **424 NE 10th Avenue**
Description: **4 bed, 3 bath**
pool
Size: **2,856 Square Feet**

Asking Price: **$2,387,000**
Listing Agent: **Tim Singer**
Company: **Coldwell Banker**
Contact: **954.292.8900**



Address: **735 NE 17th Way**
Description: **5 bed, 5.5 bath**
pool
Size: **3,500 Square Feet**

Asking Price: **$2,695,000**
Listing Agent: **Peter Barkin**
Company: **Compass**
Contact: **954.562.5111**

of this century, an upsurge in development overtook Victoria Park. The simple trend of replacing older, single-story, multi-unit buildings with larger — and significantly more profitable — townhouses... suddenly became a tsunami. While some of this was welcomed, in many places new developments towered over their single-story neighbors creating contention and fierce battles over aesthetics.

THE TREND TODAY IS MOVING AWAY FROM TOWNHOUSE DEVELOPMENT, INSTEAD CONCENTRATING ON THE REPLACEMENT OF OLDER, SMALLER HOMES WITH 2,500 - 3,500 S.F. HOMES.

Much of this was very hard to avoid, as Victoria Park is so close to the city's downtown core, and new commercial development on its north, south and west edges made the neighborhood more desirable and gave it a walkscore that hovers near 80. Today, Victoria Park has become one of the most desirable spots in the city specifically because much of the neighborhood is walking distance to grocery stores like Fresh Market, Winn Dixie as well as dining establishments like Foxy Brown, Doc B's, No Man's Land just to name a few. This offers residents the luxury of leaving the car in the garage.

The trend today is moving away from townhouse development, instead concentrating on replacement of many of Victoria Park's older, 1-story homes — homes that had perhaps 1,100 square feet of living space — with new construction, one and two-story homes of generally 2,500 to 3,500 square feet. Some of them are absolute beauties, like 424 NE 10th Street, (shown above, center) which is the subject of an article in this issue beginning on page 20.

As we go to press there were just 37 single family homes on the market with prices ranging from $725,000 for a 3-bed, 2-bath home with 1,956 square feet of living space to 4-bedroom, 5.5-bath offereing 4, 190 square feet of living space and a pool with an asking price of $3,149,000. There were 21 condominiums on the market, ranging from $180,000 for a 1-bedroom, 1-bath unit with 580 square feet of space to a three-story, townhouse style condominium with 3-bedrooms, 3.5 baths and 1,887 square feet of living space, asking $849,000.



Recently Sold in Victoria Park



Address:	**308 NE 17th Avenue**
Description:	**4 bed, 3.5 bath pool**
Size:	**2,899 sq. ft.**
Asking Price:	**$1,575,000**
Sale Price:	**$1,503,000**
Listing Agent:	**Tim Singer**
Company:	**Coldwell Banker**



Address:	**1630 NE 4th Court**
Description:	**3 bed, 2 bath pool**
Size:	**2,317 Square Feet**
Asking Price:	**$1,475,000**
Sale Price:	**$1,510,000**
Listing Agent:	**Tim Singer**
Company:	**Coldwell Banker**



Address:	**206 N. Gordon Road**
Description:	**3 bed, 3 bath, pool, waterfront**
Size:	**2,029 Square Feet**
Asking Price:	**$2,995,000**
Sale Price:	**$3,000,000**
Listing Agent:	**Matt Bertanzetti**
Company:	**Premier Estate Properties**

Ready and waiting for America's love affair with the automobile, Florida in the 1950s and 60s was all about roadside attractions. Silver Springs, Florida had this new fad covered with everything from Ross Allen's Reptile Institute to an "underwater theater" perfect for fish viewing. Known for its crystal clear spring-fed lagoons, Silver Springs was the location for films such as *Creature From The Black Lagoon* as well as scenes from *Rebel Without A Cause*. Photo: Bruce Mozert



Gee, Florida's swell . . .
Now, which ones do they fry
up for our lunch?

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For Sale



Village East

It's all about location with this pool view in the gated community of Village East! Two master suites with split bedroom plan. Ride your bike or walk to the beach, restaurants and shopping. Close to the airport as well as Brightline trains! $399,995

Just Sold



Point of Americas 1 - #708

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 Mlami. $1,100,000

Just Sold



Point of Americas 1 - #1403

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

For Sale



2100 S. Ocean #5L

Best views in town! South facing 1/1 with direct views of ocean, Port and Intracoastal from every room. Very private with unobstructed views to Miami. Hurricane impact windows. Cruise ships & yachts up close and personal! See manatees swim by and turtles nest. Quiet, Harbor Beach neighborhood. $550,000

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For Sale





2200 S. Ocean Land #205

Point of Americas is a luxury Harbor Beach Ocean Front Condominium located on 10 lush landscaped acres. Enjoy panoramic views of the ocean, inlet, boats and coastline from this rarely available large two bedroom, two and a half bath apartment with both northern and southern facing balconies. It features two generous primary suites and a separate half bath for guests, floor to ceiling windows, shutters throughout, ceramic floors, underground parking, extra guest parking, Guest Hotel rooms, 2 heated Oceanfront pools, attended beach with cabanas, multiple gyms, grilling areas, onsite restaurant, 24/hr security and guardhouse entry. Close to all major highways, about 15 minutes to the Airport, shopping and dining, all conveniently located midway between Miami and Palm Beach. $1,275,000



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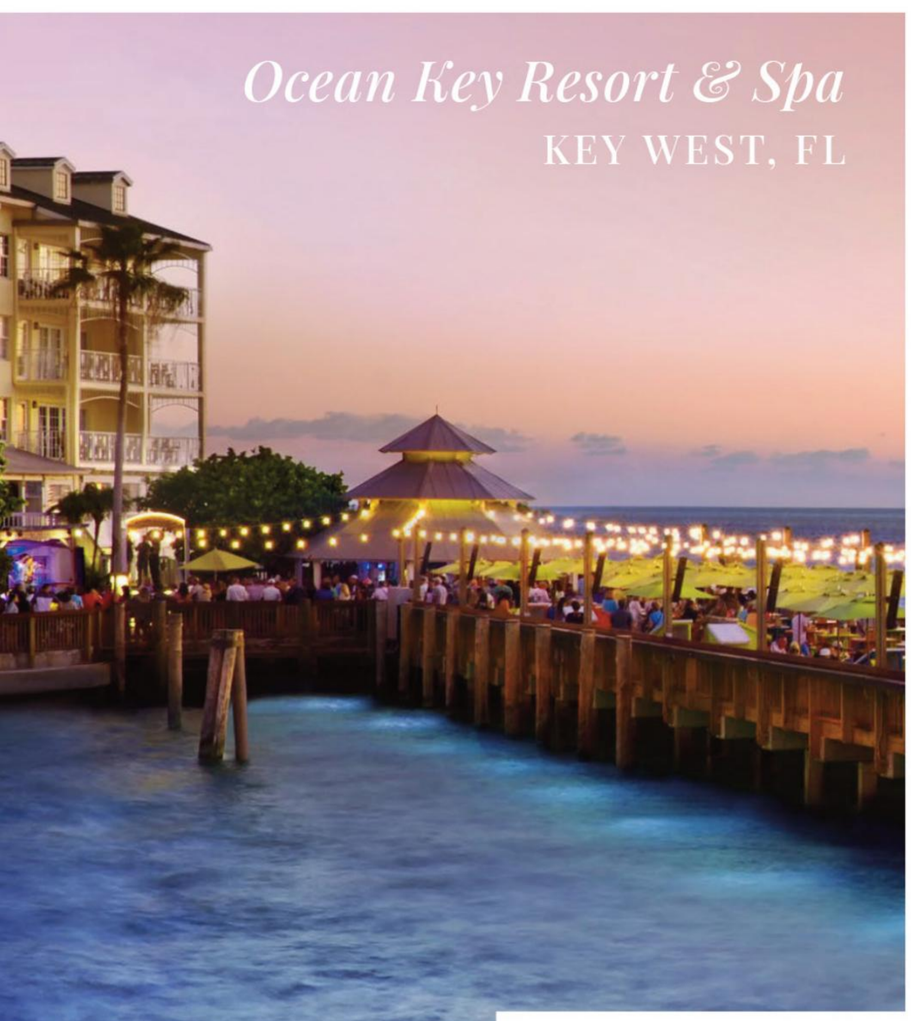
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