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The Pier 66 tower holds a special place in the hearts of many in Fort Lauderdale. Its renovation and additional development underway gets us excited.



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Our house in the Florida Keys is coming along. It this issue: we learn about the design of this vacation home's primary and guest baths.

On the cover: A rendering from the top of the renovated Pier 66 tower, looking at new residential development by garciastromberg. (page 13)



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ISLAND

FROM THE EDITOR

Architectural Linguistics:

Rediscovering South Florida's mid-century dialect

I have to admit, it wasn't until graduate school that I discovered the book, *Learning From Las Vegas*. Written in 1972, I kind of dismissed it at the time, as I was caught up in the grandiose *fin de siècle* of the postmodern movement, then overdosing on Doric columns and granite. But *Learning From Las Vegas* made a valid point. It succinctly called on architects and builders to look deeper... to refocus their attention a bit, as they were missing something. In the words of one anonymous reviewer, *"Learning from Las Vegas created a healthy controversy on its appearance in 1972, calling for architects to be more receptive to the tastes and values of "common" people and less immodest in their erections of "heroic," self-aggrandizing monuments."* It asked them to peel back their view of the future, and see how people really live, and how they react to architecture.



A photo of Springbrook Gardens, on N. Birch Road, back in 2004, before removal of the Brise soleil and original awning windows.

That lesson came to mind to me recently as I was thinking about today's giant issue of climate change and how to pull our unnecessary use of energy back a bit... Many in the fields of building and construction have let a series of old, energy conserving ideas — good ideas, mind you — collect dust in a corner somewhere. Why make adjustments to keep a house cooler naturally when you can just turn the AC up full blast? Maybe because running AC full blast wastes energy, pollutes the atmosphere and speeds up global warming?

What brought this all up? A walk down Las Olas Boulevard to see mid-century buildings erased from the Isle of Venice and Hendricks Isle, then a further walk to the barrier island to see older buildings mangled by "renovation". A great deal has been erased in these spots over the past 15 years due to new development... much of which is good... but some of which seems to --- knowingly or not --- ignore where we live.

The mid-century era, say, 1950 - 1960 (Fort lauderdale's first real development boom) was an age just before the widespread use of central air conditioning. Homes were passively cooled. The language of Modern architecture that developed here included things to reduce "heat gain" like "eyebrows" over windows, (see photo) It also made use of awning or jalousie windows to let apartments and homes truly breathe. *Brise soleil*, or decorative, breeze block walls (see photo) were set say, three feet in front of windows to shield from direct sun. Deep overhanging eaves allowed homes to be filled with light, without being sun-drenched and hot. These, and a half dozen other important pieces of Florida's special dialect are waiting to be rediscovered. Instead of just tearing down our past and tossing it in a landfill as if it had zero to help with our climate change dilemma, why not use those devices as a jumping off point? Reimagined and reengineered for today, they could help locally... and globally. Maybe a new book should be published to help with this. Maybe this time it should be titled *Learning From Las Olas*.

John T. O'Connor

Editor-in-Chief



FORT LAUDERDALE BEACH

209 N Birch Road Unit 1401 | Alhambra Place Penthouse
3BR/3.2BA | 7115 SF + 2181 Wrap Around Terrace | Dock w/50' Lift
3-Bay Garage Parking | Immense, Open Living Space Encompasses the
Entire 14th Floor | ICW, Ocean and City Views | $4,750,000



HARBOR ISLES

2100 S Ocean Lane Unit 407 | Point of Americas | 2BR/2.5BA
2116 SF | Floor Thru Unit | 2-Balconies | Gracious Interiors
North and South Exposure | Garage Parking
Superior Building Amenities | Sought After Location | $1,800,000



LAS OLAS ISLES

2509 Aqua Vista Blvd | Custom Italian Villa Design | 8BR - 10 Full BA - 6 Half BA
15,230 SF | 2-Elevators | 6 Bay Parking Garage | 200' Straight Line Waterfrontage
w/Full Serive Dock | Pool | Multiple Terraces and Roof Top Loggia | Gym | Theatre
Wine Room | 2 Family Areas | Den | 3-Laundries | Gated and Walled | $19,500,000



FORT LAUDERDALE BEACH

3509 NE 27 Street | New Construction | Dramatic 3-Level Modern
4BR/4.2BA | 5200 SF | Elevator | Club Room | Balconies
Ceiling to Floor Windows Throughout | Ultra Contemporary Interiors
Roof Top Terrace w/Elevator Access | Club Room | 2-Bay Garage



LAS OLAS / COLEE HAMMOCK

1310 SE 2 Street | New Construction City Home | 3BR/3.5BA | 3-Level
Elevator | Ultra Contemporary Design | 2-Bay Garage | Plunge Pool
Gated Patio | 3 Large Terraces | Steps to The Boulevard | $2,100,000



RIO VISTA

800 SE 6 Court | New Construction Modern | 4BR/4BA
Den | 2,992 SF | Pool | 2-Bay Garage
Crisp, Contemporary Interiors | $3,100,000



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80’ Of Waterfront | Coral Ridge | $7,495,000
5BR | 5.2BA | 3-CG | Home Office | Pool | Intracoastal Views



100’ Direct Intracoastal | $7,995,000
4BR | 3BA | 2-CG | Media Room | Rooftop Terrace | Mid-Century Modern



Sophisticated Luxury | Rio Vista | $3,950,000
5BR | 5BA | 2-CG | Open Terraces | Pool | Home Generator



Updated Mid-Century | Harbor Beach | $3,300,000
4BR | 4.1BA | 2-CG | Home Office | Pool | Home Generator



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Hooray for Hollywood Dive into the subjects of fame, glamour, desire, voyeurism, obsession, and social currency with works mostly drawn from the museum's collection, including a Frida Kahlo self-portrait, Warhol's Mao print series of 1973 created after Life magazine named Chairman Mao the most famous man in the world in 1972, Catherine Opie's elegiac photographic series of Elizabeth Taylor's intimate possessions and Enoc Perez's painting series, which grounds itself in the voyeurism associated with celebrity and the ensuing bitterness that it may trigger. All this, at the NSU Art Museum, through October 1st, 2023

Hooray for Hollywood
NSU Art Museum
1 E Las Olas Boulevard
nsuartmuseum.org

The Gold Coast Jazz Society Presents the Jeff Hamilton Trio at the Broward center for the Performing Arts this April! When Jeff Hamilton grabs his drumming sticks and the lights go dim, it's been stated that he brings his crowd to their feet. His versatility on the drums is described as "rollicking and spirited," with vibrations that keep him in demand from industry leaders in both the recording and live performance genres. This exuberant and lively musician, with reviews that reflect the riveting performances he offers, will share "Rim Shots" along with Tamir Hendelman on Piano and Jon Hamar on Bass.

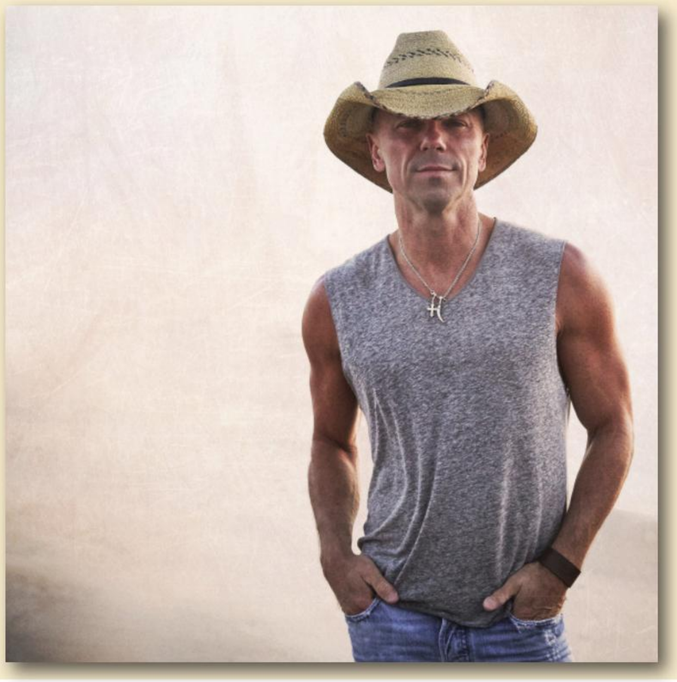
The Jeff Hamilton Trio
Broward Center for the Performing Arts
Wednesday, April 12
browardcenter.org





Save The Date! Architecture Sarasota has got it down! These guys truly understand the aesthetic value of greater Sarasota's exceptional Mid-Century Modern architecture and celebrate it each year with an ever-expanding program they call ModWeekend! But it's not all about style... Architecture Sarasota asks the questions about Tropical Modernism: Why does architecture look the way it does? What drives design decisions? Join them next fall when they go beyond the buildings of Ralph Twitchell and paul Rudolph to look at the work of Victor Lundy, like the St. Paul's Lutheran Church Sanctuary, built in 1968.

Sarasota ModWeekend
Victor Lundy, Technological Innovation,
and Neo-Expressionist Architecture at Mid-20th Century
November 2-5, 2023
sarasotamod.org



Tortuga Music Festival Invasion! For their three day, 10th anniversary celebration on Fort Lauderdale Beach, Tortuga brings literally dozens of performers, interspersed by the glittering stars, Kenny Chesney, Shania Twain and Eric Church. The beachside bacchanal promises to bring bigger, more boisterous crowds than ever before. For those concerned about pollution problems associated with waterfront events — worry not. created by HUKa entertainment and the Rock the Ocean Foundation, Tortuga music Festival supports the conservation of our oceans. in fact, ticket sales from last year's festival contributed more than $100,000 toward marine and ocean research. Bring on the music!

Tortuga Music Festival
April 14, 15, 16, Fort Lauderdale beach
tortugamusicfestival.com

Melissa Etheridge Melissa Etheridge stormed onto the American rock scene in 1988 with the release of her critically acclaimed self-titled debut album. Her popularity grew around such memorable originals as "Bring Me Some Water," "No Souvenirs" and "Ain't It Heavy." Etheridge hit her commercial and artistic stride with her fourth album, Yes I Am (1993), featuring the massive hit, "I'm the Only One." Melissa reunited with producer John Shanks and sounds as rousing as ever, bringing a new level of artistry to her 15th studio recording, *The Medicine Show*, dealing with universal themes of renewal, reconciliation, compassion and healing. Hear the legend… one night only, Friday May 12.

Melissa Etheridge in concert
Pompano Beach Amphitheater
May 12, 2023 9:00pm
1806 NE 6th Street, Pompano Beach
pompanobeacharts.org





At The Dawn of a New Age: *Early Twentieth-Century American Modernism* explores the myriad ways artists employed abstract styles to convey their experiences of modern life. Drawn from the collections of the Whitney Museum of American Art, the exhibition brings together works produced between 1900 and 1930 by both well-known American modernists and their less familiar, but equally groundbreaking, peers. It addresses the Whitney's reluctance to acquire nonrepresentational works until late in the game. The exhibition expands our understanding of early twentieth-century American modernism and the mood of optimism that informed it. Through July 16.

At the Dawn of a New Age
Norton Museum of Art
1450 S Dixie Hwy, West Palm Beach
norton.org

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2750 NE 35th Court | Fort Lauderdale

$1,499,000 | 3 BEDS |2.5 BATHS | 2,395 SF | WWW.2750NE35CT.COM

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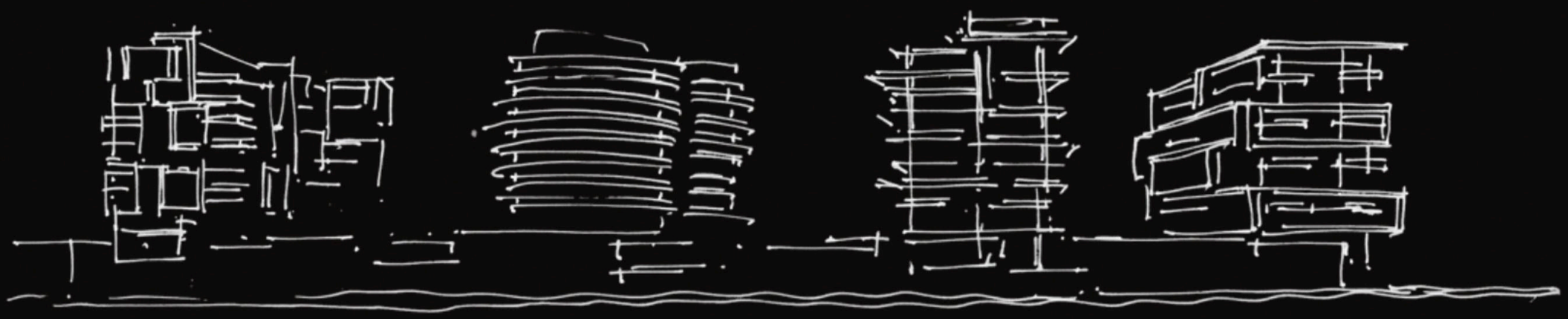
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DESIGNING A RESORT CITY INSIDE A RESORT CITY

[GARCIA STROMBERG DESIGNS THE PIER 66 RESIDENCES, KEEPING THE SUB-TROPICS IN MIND.]



Phillips Pier 66 Tower has for decades been a de facto landmark for residents and visitors to Fort Lauderdale. Resting at the foot of the 17th Street Bridge, the gateway to Fort Lauderdale Beach, **text** John T. O'Connor it plays the lead in Fort Lauderdale's explosion in the 1950s and 60s. That burst of creative energy saw the construction of mid-century beauties like Igor Polevitzky's Sea Tower (1957), Charles McKirahan's Birch Tower (1960), Lester Avery's Escape Hotel (1949, now the Kimpton).

All of these and dozens of others are exquisite sculptural representations of Modernism in the tropics. The post-war decades of the 50s and 60s witnessed the emergence of a stalwart group of well-educated architects who relocated to South Florida to shape the future. They created a particular variety of modern architecture that did two things simultaneously. It placed great emphasis on working with nature instead of against it, and it celebrated where we are... the sub-tropics. Architects like Robert Law Weed, Bill Bigoney, and Alfred

Browning Parker worked diligently to create an architecture that was bold, yet took as one of its main considerations our sub-tropical climate and used it to develop innovative methods of passive cooling.

Designed in 1963 and finished in 1964, the story at Pier 66 is a deep one. Bearing a resemblance to Frank Lloyd Wright's Price

Its space-age rooftop lounge with canted glass windows, as well as the tower's cantilevered balconies, are now being restored as part of developer Tavistock's efforts to reimagine the 32-acre site.

Tower, built in 1956, Pier 66 was built under the direction of architect Richard F. Humble, but closely resembles a design presented by Robert Todd and George Weisman to the powers at Phillips Petroleum. The pre-fab ideas Todd suggested utilizing to put up the tower scared off the company president, who hired Humble and used Todd & Weisman as consultants on the project. Its space-age rooftop lounge with canted glass window walls, as well as its cantilevered balconies, both first proposed by Robert Todd, are now being restored as part of developer Tavistock's efforts to reimagine the 32 acre site over which the tower stands guard.

Where the site had contained a rather random collection of structures built over the years to take on certain tasks... restaurant, additional hotel rooms, marina building... Tavistock has decided to build on the resorttheme that emerged in the 1960s,



The original Pier 66 tower, completed in 1965, now restored, stands guard over the new resort and its residential component.





One of the new, residential components of the Pier 66 resort is a multi-storied tower with deep, wraparound balconies for each apartment.



A quick inspirational sketch of one of the condominium residences rising at Pier 66 suggests curvilinear, coral formations.

creating a resort city within our resort city. The new Pier 66 will have it all. After Tavistock obtained a whopping $175 million constuction loan this year and is full steam ahead, gut renovating the original, 17 story tower, adding a new hotel wing. But that is truly just the tip of the iceberg. Tavistock is adding 150,000 square feet of commercial space including --- rumor

According to architect Peter Stromberg, the new structures experiment with shifting, flowing and twisting forms that speak to each other as well as to the original tower.

has it --- up to ten restaurants and food venues, 4,000 square feet of marina office space, and additional, low-rise, waterfront condominium buildings, scheduled for occupancy in 2024.

The residential portion is the work of Garcia Stromberg, a West Palm Beach architecture firm responsible for the design of the new Edition Residences in North Beach Village, One Thousand Ocean in Boca Raton and others. For Pier 66, that firm's president, Peter Stromberg, says the original tower was an inspiration in that it was one-of-a-kind, and this inspied the firm to create timeless, sculptural buildings within a cohesive campus. According to Stromberg, the new structures experiment with shifting, flowing and twisting forms that speak to each other as well as to the original tower.





Coral Ridge | Ocean Sunrise Co-Op

2400 NE 9th Street Apt 503
2 beds, 1 bath
Mid-Century gem
Recently renovated
650 square feet

$250,000





Coral Ridge

2501 NE 18th Street
4 beds, 4.5 baths
New construction
Pool, 2-car garage
2,528 square feet

$9,500 per month





Victoria Park | Windsor Square

917 NE 3rd Street Apt 10
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Fort Lauderdale Barrier Island Life:









Coral Ridge Towers East was designed by Charles Foster McKirahan,Sr., a well-respected architect of the Mid-Century Modern era. McKirahan designed many other iconic buildings in the 1950s and '60s including: Birch Tower, Mai Kai and Point of Americas to name a few! He worked in Miami, the Bahamas, Ecuador, Honduras, the Dominican Republic, and Brazil.

When Coral Ridge Towers were completed in the early 1960s, cooperative living was new to Florida. The movement began in Rochdale, England, at the dawn of the industrial revolution. New York City documented the first housing cooperative, which was created for artists who were in need of economical, communal living. Coral Ridge Towers East is proud to continue the tradition. General Electric, who provided all the kitchens, showcased their work at Coral Ridge Towers at the 1964 World's Fair in New York..

Coral Ridge Towers East

2 Bedroom, 2 Bathroom, Completely Renovated
Coral Ridge Towers East Co-op #416
Asking $450,000









Stunning complete contemporary remodel! Everything has been done. This unit overlooks the building's pool and manicured grounds. New ceramic tile floors, new kitchen with custom built-ins, SS appliances, counters topped in quartz, new lighting, deep vessel sink with touchless faucet & custom doors. Elegant stylish bathrooms with new plumbing, rainshower heads, ceramic tile, lighting, plumbing fixtures, vanities & commode. Primary bedroom features spa-like en suite bath and extra storage closet, custom reach ins, & walk-in closet. Grasscloth feature wall with pendant lights... Bosch a/c, extra pantry, custom bar. All impact windows and door...relax on your private corner balcony. This building has a clubhouse on the Intracoastal! CRTE is a 55 Plus community. Cash only, no renting, 700+ credit score. CRTE has completed its 40 year inspection!



Kevin Wirth P.A. Realtor
954.459.0337



The home's open plan is composed of three distinct wings, two of which are visible here. the prow-like, angled window walls are now restored and lit by architectural lighting.

THE MODERN PROW

A MID-CENTURY BEAUTY,THOUGHTFULLY RESTORED, HITS THE MARKET.

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



Vintage globe pendants in the recreation room, original to the house, were removed, restored and replaced.



THE JAMES BANTA RESIDENCE, designed in 1959 and 60 on the eastern side of the Middle River, has been catching eyes of passers by –– whether by car, boat or waterskis –– since its completion in 1961. The Banta residence brushed aside the direction the typical Florida ranch was careening towards in 1960... one that, while still ostensibly modern, was increasingly filled with Colonial Revival details like non-functioning shutters and red brick veneer. The architect for the Banta Residence was determined not to fall down that rabbit hole, instead creating a stunner that seems related to some of the later works of Frank Lloyd Wright. Not that it looks to any one design for total inspiration, but rather, aspects of the Banta Residence suggest an extreme fondness for the principles Wright developed over a long life, a life that ended just as the design for this home was being imagined.

While researching for this article, I came across connections that had been long lost. I had always imagined this house to be a Dan Duckham design. It made sense: Duck-

The Banta residence brushed aside the direction the typical Florida ranch was careening towards in 1960... one that, while still ostensibly modern, was increasingly filled with Colonial Revival details like non-functioning shutters and red brick veneer.

ham's work was greatly influenced by Wright's, and he'd be the first to admit it. So, when I pulled up the original plans for the house and saw both Duckham's name as well as that of another architect by the name of Chester Warren Trowbridge, Jr., I called Duckham, who is very much alive and working to this day as an architect in North Carolina.

Duckham gave me the story, which archived newspapers confirmed. He and "Chet" Trowbridge, as Chester was known, worked side by side in 2nd floor offices on N. Ocean Blvd., just north of Oakland Park Boulevard. Trowbridge, who had nearly completed the designs and specifications for the Banta Residence, died in the crash of a small plane near Andros Island in The Bahamas. Duckham agreed, at the request of Trowbridge's widow, to complete the few projects still on the architect's desk, the Banta residence being one of them.



The kitchen was scrapped for a more open kitchen, featuring custom cabinets by Milian Carpentry.

The progressive, "married to the land" design Trowbridge had nearly completed was right in Duckham's design wheelhouse. I imagine Trowbridge saw inspiration here and there, perhaps seeing Wright's design for houses like the Neils Residence in

Nearly sixty years old, it was time for a restoration, and thankfully the owners, sympathetic to the home's exceptional architecture, understood exactly what this home needed… and what it did not.

Minneapolis, completed in 1949. This single story home feels as if it has somehow emerged from the earth and features an asymmetrical, prow-like roofline and vast expanses of glass. It is also possible Trowbridge was enamored of Wright's work as his father had commissioned a family house from Wright, just 5 years before, in Illinois. Although the house had survived decades of Florida's storms and relentless sun, and has been in the hands of the same family for years, it was time for a restoration, and thankfully the owners, sympathetic to the home's exceptional architecture, understood exactly what the home needed… and what it did not. That's where the second part of this fascinating story comes in. This house was originally designed for James Banta and his family. Banta owned no less than 24 Arthur Murray Dance Studios, taking majority ownership from Arthur and Kathryn Murray, who stayed on as consultants, but retired to Hawaii.



The home's original outdoor "dance floor" was reimagined as an outdoor living and dining area, covered by a new pergola.

Banta, who loved dancing, created a house made for entertaining, with a huge recreation room looking towards the water as well as an outdoor, terrazzo dance floor that faced the pool. The homeowners hired Allesandro Potenti and Nick Terziev at Double P Construction to carry out their plans to meticulously restore and renovate the home with impact glass, a new, open kitchen, stacked stone detailing and large format, matte porcelain floors. The home's signature elements, like its soaring, beamed ceilings were repaired and refreshed and a period-appropriate roof of flat tile replaced an older roof. Where Mr. Banta had his dance floor, the new owners opted to keep the basic scale of the space, but have Double P Construction cover it with a custom-made red cedar pergola, its louvers cutting just enough sun in the midday hours. Architectural lighting was added and original planters restored, making the house as glamorous as the day it was finished in '61.

The master bath was gutted and reconfigured using materials like stacked stone and matte gray porcelain for visual continuity with the rest of the home. Indeed, this continuity and respect for the home's original design are what make this rather minimalist restoration and renovation so successful. Period appropriate detailing, superb craftsmanship and an eye for the timeless side of Modernism make this project a complete success. It's restoration complete, the home is currently listed with Albert Niels of ONE Sotheby's International.



Photo Myro Rosky

With the latest selection of bath fixtures, kitchen appliances & lighting, **Ferguson** is often the only stop **Tony Robertson** needs to make when selecting appliances like the integrated, **Sub-Zero** refrigerator and freezer chosen for the home above, featured in **ISLAND**. He knows **Timothy Daar**, executive account manager at Ferguson, has over 30 years experience guiding major builders, developers, architects and designers to products that fit their needs while staying on budget. When you need help finding the right appliances and fixtures for kitchen, bath or lighting, **Timothy Daar** at Ferguson is there to help you get it done!

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Stage Right
Can looking good be lucrative?

text Maria Sanchez **illustration** Rollin McGrail

WE'VE ALL HEARD THAT HACKNEYED SAYING in real estate, "It's all about location, location, location." That, my friends in real estate tell me, is merely a half-truth. Yes, a fab, ocean view condominium in a full-service building is certainly going to fetch a higher price than one located half way to the Everglades. But let's just say there were three similarly sized and located units on the market with that same ocean view. Which do you think would sell first... or command the highest price? The one with mis-matched, dated furnishings, arranged to face a giant TV screen, or the one completely empty, except for faded paint and scuffed floors, hinting at where artwork and furniture used to be positioned? We'd have to agree with home stagers that neither of those make sense for trying to get the fastest sale at the highest price.

How about the 3rd one, where each room had a certain *feng shui*, giving the property a comfortable balance? Bingo. In order to find out if we were right, and just to hear a bit more about this relatively new, niche industry, we spent some time talking to David Bowles, CEO at Elite Home



The possibilities of this townhome become clear in staged properties, like this townhome in Coral Ridge.

Staging. Founded in 2006, Elite has become a force to be reckoned with in the home staging arena.

ISLAND: *What were real estate market conditions like when you founded Elite, and how did those conditions effect your start-up?*

David Bowles: Well, home staging was relatively unheard of 15 years ago in South Florida. Properties moved *so* quickly then. It took some time for the word to get out about staging and for its concept to be embraced as, back then, many did not feel it was a necessary investment.

It seems that some potential buyers, when out looking at specific properties with their agent, have a very difficult time seeing past people's poorly laid out interiors, or even worse, past the current owner's personal effects. Does that sound right?

That's true. When homes are lived in with personal pictures and furniture, laid out in a plan its owners feel is functional, it's often not its best look. Staging helps sellers position furniture in a layout that flows easily and comfortably from someone's first steps inside.

> "...Vacant homes are the most challenging for buyers as most have a difficult time visualizing the size and positioning of furnishings. In today's market... a seller needs to show their spaces laid out with a clear vision..."



What may be hard for potential buyers to imagine in an empty listing is made clear with staging like this, completed by Elite Home Staging for a one-story, single family home.

At the other end of the spectrum are homes marketed when empty. Vacant homes are the most challenging for buyers as most people have a difficult time visualizing the size and positioning of furnishings. In today's market, one that is pushing prices higher than ever, a seller needs to show their spaces laid out with a clear vision... and a comfortable feel. That will encourage buyers to make an offer.

It looks like staging isn't just about putting luxurious furnishings in and taking out old or frumpy furnishings. It looks like it goes deeper... but I can't seem to put my finger on how.

It's about emotion. For instance, the color red sparks an uneasy feeling and is not a "comfortable" color. A poorly furnished home — or even a vacant home — can cause a similar reaction. Most buyers are looking for calm, neutrals-based interiors. Homes with an organic feel are popular these days. Basically, it can be about gorgeous furnishings, but at the same time it's about staging in a manner where a buyer feels they can walk in to a calm, relaxing environment after a hectic day.

How complete is something home stagers generally offer? Does it include everything down to the hand towels in the powder room? Or is this determined on a case-by-case basis?

I'd say about 75% of the homes we stage are vacant. For those jobs we include everything from the furniture to the wall decor, greenery and small details to create a polished, finished look.



Webbed armchairs, woven abaca occasional tables and a flatweave rug are offset by a curved loveseat and chair, echoing the rounded walls of the condominium they furnish.

Can truly thoughtful staging help bring a higher price? Even if the pieces themselves don't stay with the property and its new buyers?

Many studies have shown that to be the case. I work with about 15 investors/flippers and they all stage as it sparks that positive emotion in buyers. If staged properly, good staging can even make a property feel more "expensive". I still have excited investors call and say they received above asking... and this is *after* the crazy market we had recently finally settling back down.

If the client sells, and the new buyer wants the staging furnishings, lock stock and barrel —so all they have to move is clothing and personal items — is that possible?

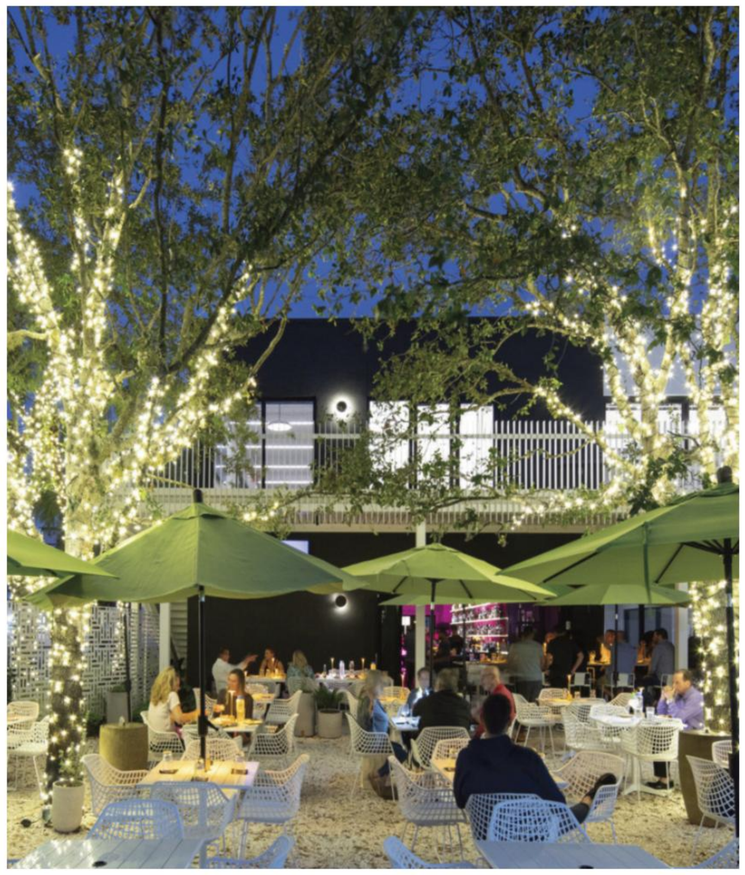
Absolutely. Since the pandemic, this has been happening so much more. Buyers moving from up north want a change and by that I mean they want a *total* change. They are looking for turn-key!

How would you determine your asking price for furnishings in a transaction like that?

At Elite, we base it off the purchase price and our ability to replace items easily. Items that were more difficult for us to get would be more expensive buy we have a dozen trade accounts that offer us great discounts on furniture. So when a buyer loves our work and wants to keep it, those connections help us keep the cost down.

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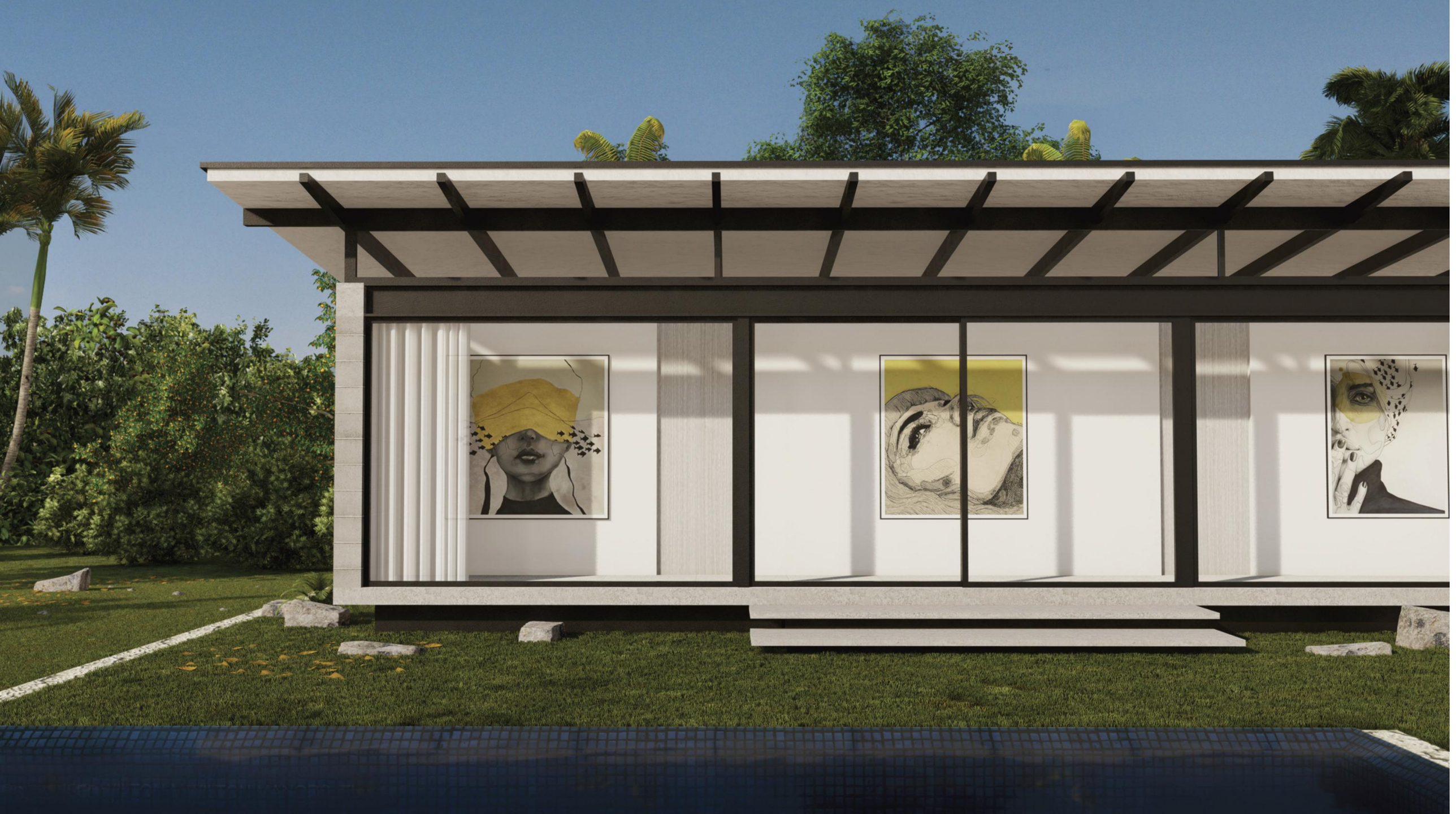
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SELENE

RISES ON THE BEACH



CHANGES ON THE BARRIER ISLAND that is Fort Lauderdale Beach have often been contentious. Legend has it that at the turn of the 20th century, early landowner Hugh Taylor Birch was annoyed by encroaching civilization on the beach, and used a rifle to shoot out new streetlights installed by the City at the edge of his property.

A century later, each time a hotel or condominium of substantial size is proposed for this slender strip of land, pandemonium ensues. To be sure, those who live here are — and should be — protective of the gem they have. They remember what has happened in the past, when residents were less engaged. Back then, buildings rose with all atten-



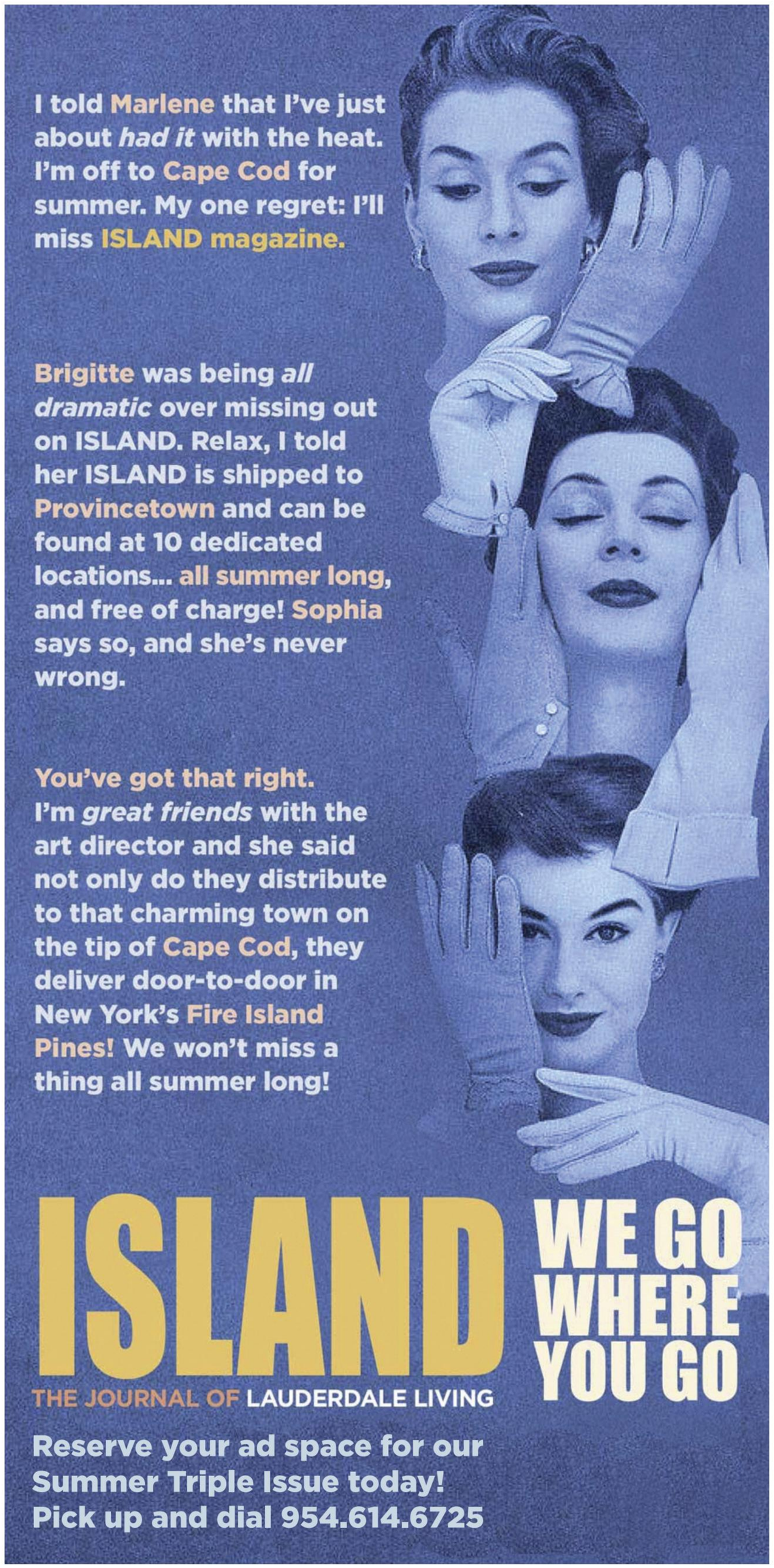
Great room in one of the penthouse condominiums promises wraparound balconies... as well as wraparound ocean views.

tion paid to Atlantic Ocean views while the west sides of those buildings often turned their backs on the neighborhood beyond, snubbing them with giant stucco walls and unsightly service entrances.

Happily, the opposite is true of Kolter Urban's new condominium project, Selene, now rising just south of Casablanca Café. Here, after an iteration that attempted to placate locals by keeping its height lower, architect Kobi Karp worked with residents to create something different. Why not, the team thought, create two slender, 26-story towers and then jog them a bit, pushing one west just a bit while pulling the other east. They'd be taller, yes, but their slender design would allow more view corridors for buildings to the west, and keep Selene light and airy. Karp's design pays attention to all sides of the two towers, avoiding the monolithic appearance of some earlier hotels and condominiums that line the shore.

Why not, the team thought, create two slender, 26-story towers and then jog them a bit, pushing one west just a bit while pulling the other east. They'd be taller, yes, but their slender design would allow more view corridors for buildings to the west, and keep Selene light and airy.

The dual-tower residence offered Karp's office the opportunity to use the space in between to create a 4th floor amenities deck connected to both buildings with two swimming pools, cabanas, pool bar and more. On the 2.6 acre landscaped site will be a 5,300 square foot restaurant open to the public, as well as a dog park for residents' use. At the ground level, each corner of the site is to be treated as an elegant, public


I told Marlene that I've just about *had it* with the heat. I'm off to Cape Cod for summer. My one regret: I'll miss ISLAND magazine.
Brigitte was being *all dramatic* over missing out on ISLAND. Relax, I told her ISLAND is shipped to Provincetown and can be found at 10 dedicated locations... all summer long, and free of charge! Sophia says so, and she's never wrong.
You've got that right. I'm *great friends* with the art director and she said not only do they distribute to that charming town on the tip of Cape Cod, they deliver door-to-door in New York's Fire Island Pines! We won't miss a thing all summer long!
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The architect used space in between Selene's two towers to create a huge pool deck that stretches out between them.

plaza, connecting Selene and its restaurant to the fabric of the neighborhood.

Selene Oceanfront Residences, to use its full name, also brings an opportunity that, believe it or not, is rare on Fort Lauderdale's Central Beach. While the stretch between Las Olas and Sunrise Boulevards has seen plenty of hotel development, new, ocean-view condominiums are rare. In fact, Paramount, a 95-unit building near the Bonnet House, is the only oceanfront, exclusively condominium project to rise in the past decade.

Inside Selene, residences will have floor-to-ceiling, impact glass windows. A ceiling height of 9'8" should make Ocean and Intracoastal views even more breathtaking. Balconies are designed to be a full ten feet deep and gently curved around the corners of the towers, their depth allowing them to truly function as outside rooms. Kitchens will feature European-style cabinetry and be finished with quartz countertops and stainless steel appliances. According to Selene's sales team, the condominium should be ready for occupancy sometime in 2024.





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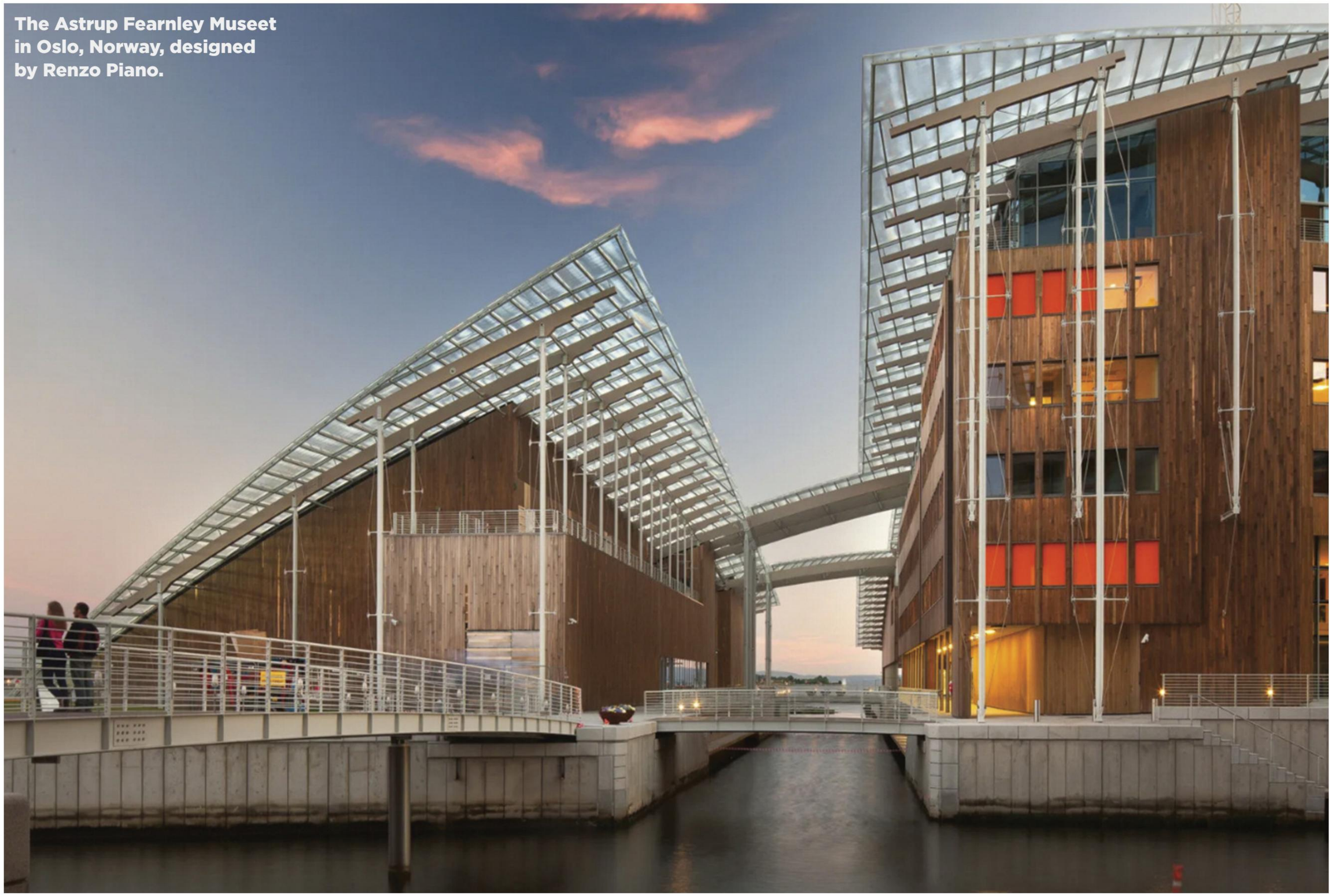
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MOVING TO THE CUTTING EDGE
NORWAY

WITHOUT THE FAME (or baggage) of celebrated Nordic capitals like Stockholm or Copenhagen, Oslo offers visitors the unique opportunity of a new urban discovery. It's always been under-appreciated for its open-minded, welcoming people and abundant natural life, but over the last decade the Tiger City has blossomed into a cosmopolitan capital with jaw-dropping advances especially in cuisine, cocktails, and design. The word hasn't quite gotten out making this the right time to plan a long-weekend visit. Constitution Day, May 17, is a boisterously joyful day to visit with nearly the entire country waving flags and celebrating national pride.

Stay: The most intriguing hotel now is the Amerikalinjen, **amerikalinjen.com** a historically and architecturally rich boutique property conveniently located in the city center, the capital's most vibrant and artistically significant neighborhood. The super cool new Sommerro House, **sommerrohouse.com** an Art Deco jewel set in the Frogner neighborhood populated with stately 19th-century buildings, boasts easy access to must-see attractions.

Eat: Book, if you can, a meal at Maaemo, **maaemo.no** the only restaurant in Norway with three Michelin stars, representing the best of contemporary Norwegian cuisine highlighting organic meats, seafood, poultry, vegetables, berries, and herbs all from Norwegian producers. We're not messing around. It's hard to book a meal here. The restaurant releases reservations on the first of each month at 12:00PM CET, two months ahead of the desired booking. Another must-book: REST **restaurantrest.com** (meaning 'leftovers) revolves around important topics of mini-



The Astrup Fearnley Museet in Oslo, Norway, designed by Renzo Piano.

mizing food waste and rescuing perfectly good food that would otherwise be discarded. Kontrast, **restaurant-kontrast.no** helmed by Chef Mikael Svensson delivers a farm-forward menu highlighting fresh, local produce. Try the lamb with bone marrow ice cream.

Sip: Soak in the energy and enjoy some awesome people watching in Oslo's smoking hot cocktail lounge scene. Our two top choices make a great spot to meet for pre- or post-dinner cocktails with friends. The Conservatory **theconservatory.no** is one of the coolest new spots in Oslo. It's run by the team behind Maaemo. Pier 42, located in the Amerikalinjen (above) near Oslo Central Station has been named the best bar in Norway the past two years, with its head bartender, Adrián Michalčík, being named "Global Bartender of the Year" in 2022.

Discover: Make a beeline to Kvadraturen, a historic district laid out in grid format by King Christian IV in the early 1600s. A stroll along the main street, Karl Johans gate, will be all you need to take in some of the biggest historical sites of the city. Art and architecture buffs will be rewarded with a visit to the Twist Museum **kistefosmuseum.com/art/the-twist-gallery** about an hour by car outside of Oslo. It is a stunning new art gallery resembling a fanned-out deck of cards, spanning the Randselva

Photo Nic Lehoux



Pier 42 lounge at the Amerikalinjen Hotel



The Conservatory Bar



Dinner at REST



Chef Mikael Svensson at Kontrast



Swimwear Day at The Well Spa is every Tuesday. All other days, swimwear is optional.



Each dish is a culinary journey at Maaemo


Architect Bjarke Ingels Twist
Gallery at the Kistefos Museum

River. Designed by BIG-Bjarke Ingles Group, the gallery is just as unusual on the inside as it appears on the outside.

To truly get a sense of what makes Oslo so special, you must explore the pristine nature in the nearby mountains or fjords. The forests and the water define the Norwegian capital, and a hike through the Sognsvann Loop, Vettakollen, and Mellomkollen (with a stop for a warm waffle at one of the trail's waffle huts) or a cruise through Oslofjord will quickly show you what makes this area unique.

Culture: Though it originated in Finland, the sauna culture is essential to life in Norway. The modern urban sauna scene **visitoslo.com/en/articles/saunas-by-the-oslo-fjord** includes options right in the harbor with the opportunity to plunge into the (very clean but chilly) water! The Well Spa, **thewell.no** located in Sofiemyr about 13 miles from Oslo City Center and easily accessible by city bus, offers another perfect Norwegian sauna experience. Note Olso's public transit system, Ruter ruter.no is easy to use and extensive. Just download the app and you'll be well on your way. Find lots more trip-planning information at Visit Oslo. **visitoslo.com**

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.







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Shown here: Lunada Bay's *Ka-nu* tile in their *Keel* pattern.

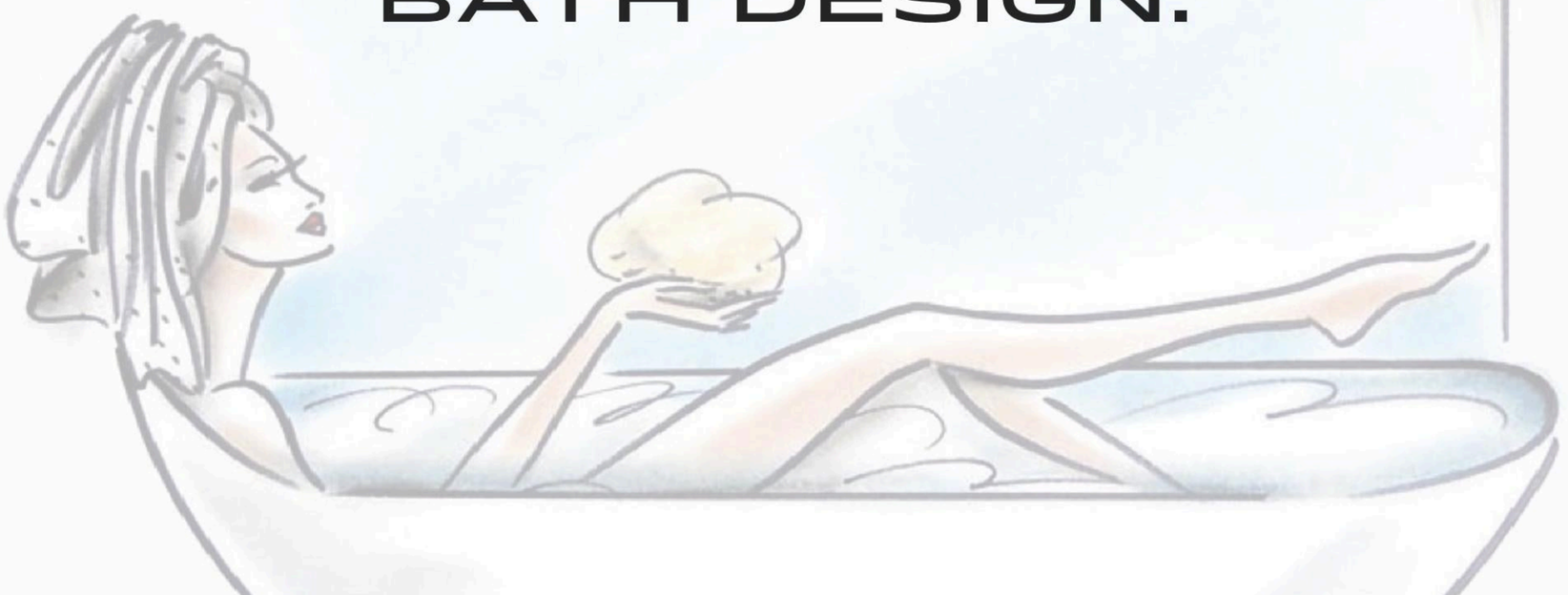
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ISLAND FOLLOWS THE CONSTRUCTION OF A HOUSE IN THE **FLORIDA KEYS.** IN THIS ISSUE: SIMPLE, STRAIGHTFORWARD **BATH DESIGN.**



text John T. O'Connor **illustration** David Croland

In this installment of our "From The Sand Up" feature, we move on to design of two bathrooms in a house we're following, currently under construction. This series of articles, scheduled to run on and off through the fall of 2023 takes a closer look at the design, build and furnishing of a home set on oceanfront land in the Florida Keys.

In January, we talked about the team responsible for this project; Mark Williams, Realtor with Castelli Real Estate who guided the buyers through the process of negotiation and purchase of the land, architect Will Knetge of Terra Mar who developed a plan to their liking, and Tony Imparato of Igmar Enterprises, who will oversee construction. In February, we followed up with a look at tile and flooring, mostly directing our attention to the home's kitchen and baths, the home's interior designer consulting with the sales team at CLAD Tile & Stone. In March we tackled the kitchen, creating an open, cook's kitchen with room for an audience.

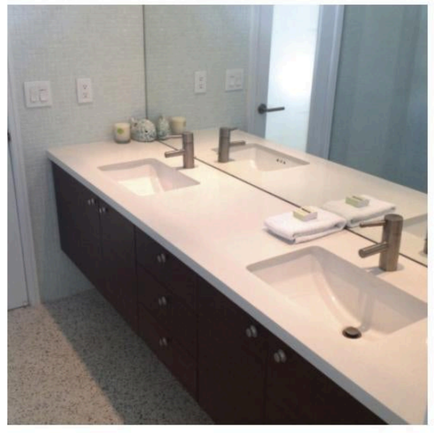
For a couple who live with dogs underfoot and who tend to keep every door in their current home open to the breeze. The bathrooms nearly designed themselves... simple, straightforward, but with natural materials.

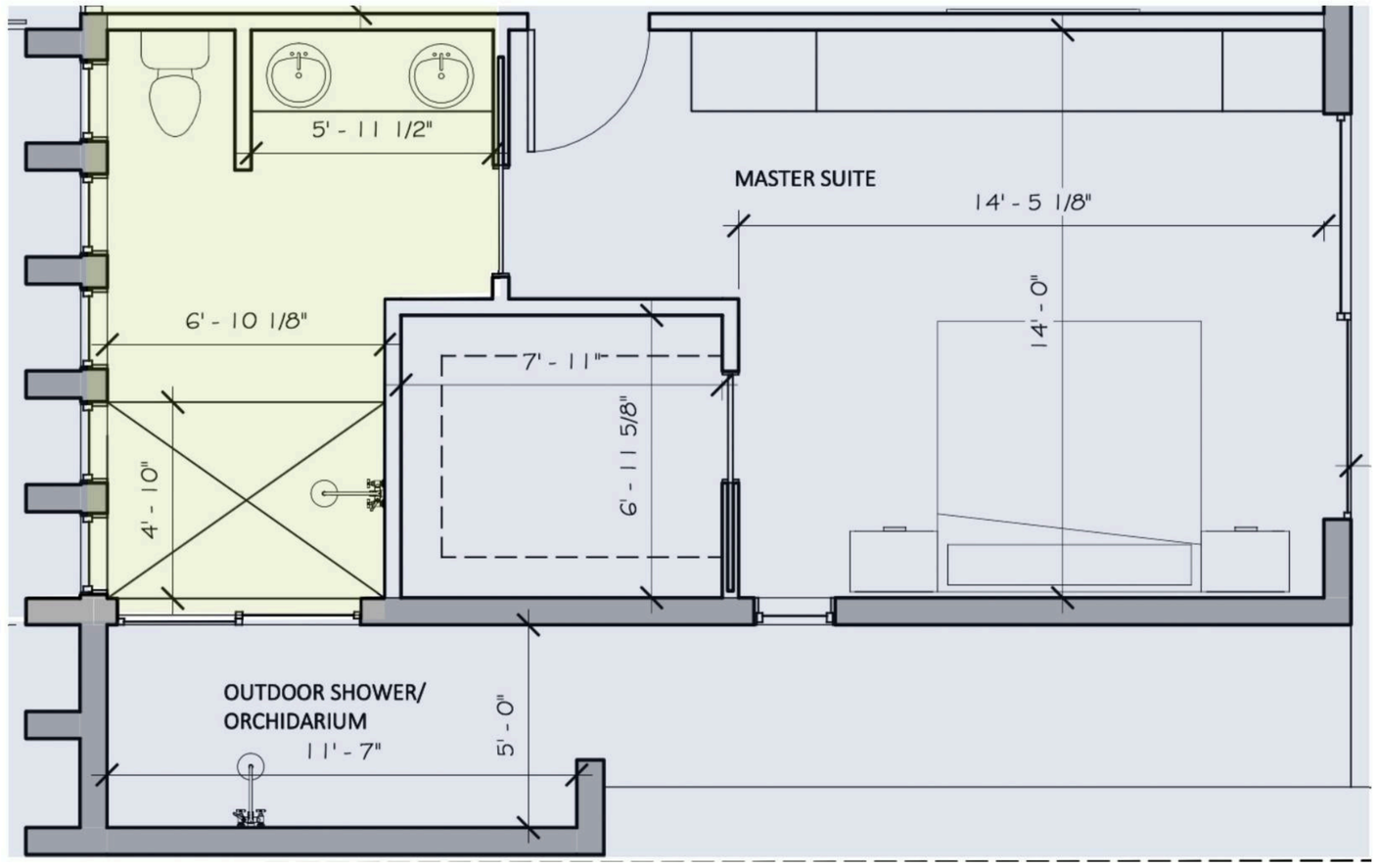
This month, we look at the home's two full baths, one for the primary suite and one meant to be shared by two family or guest bedrooms. To be clear, the gentlemen who are building the house wanted to make sure it related who they are and how they live. Yes, it should be sleek and Modern, but never over the





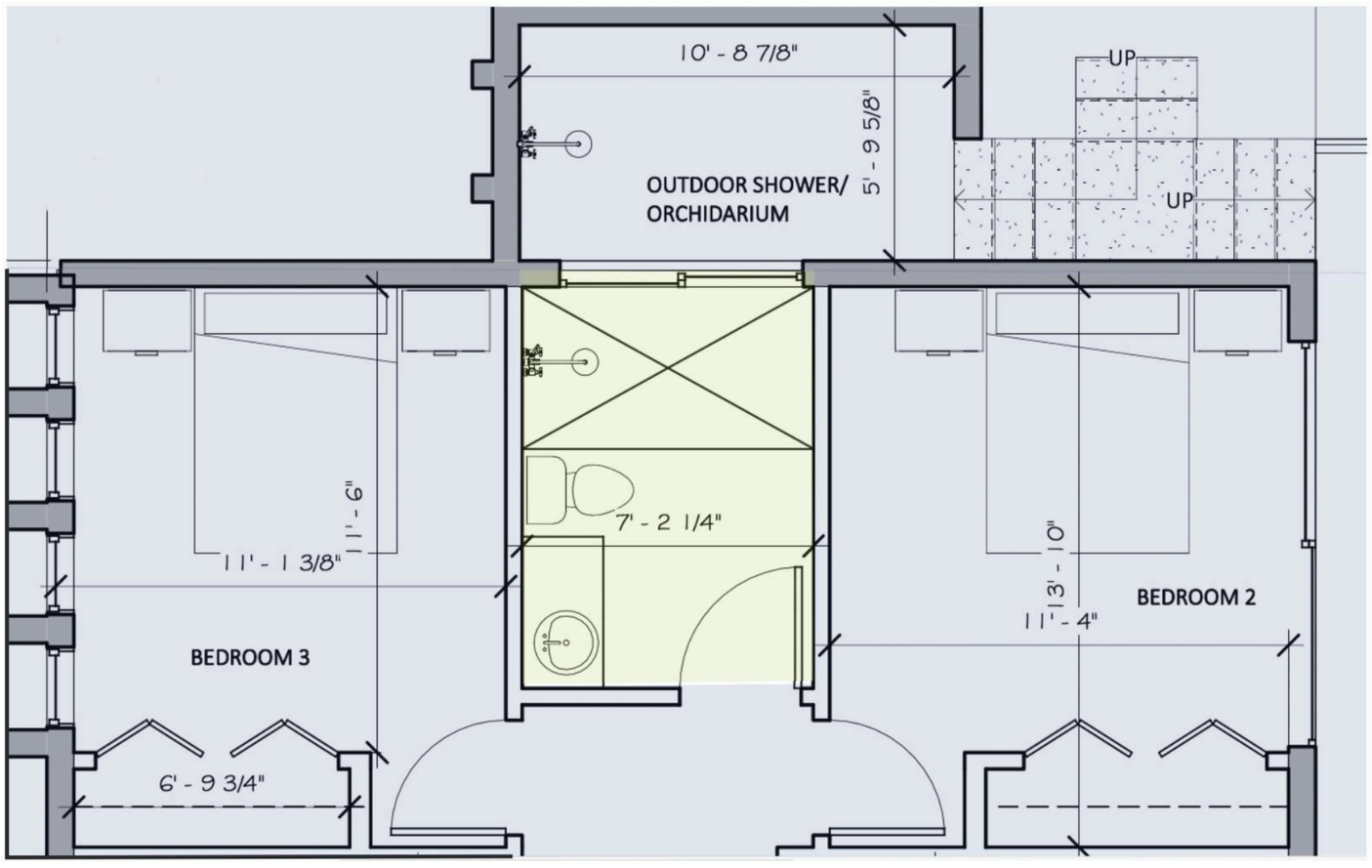






The home's **primary bathroom** is filled with light via five, tall, slender windows. Nine feet wide and 14 feet deep, it's floors and shower walls are finished with a hexagonal stone tile from **CLAD Tile & Stone**. The couple opted for a dual vanity, mounted on three sides, but "floating" above the floor by some 14 inches. It will be custom built by **QEC Plus** of Boynton Beach. (An example, also designed by **Fairfield Design**, is shown above.) The sinks chosen are porcelain undermount from **MR Direct**, and the faucets are ***Concetto*** **by Grohe**, available through **Ferguson Bath, Kitchen & Lighting**.

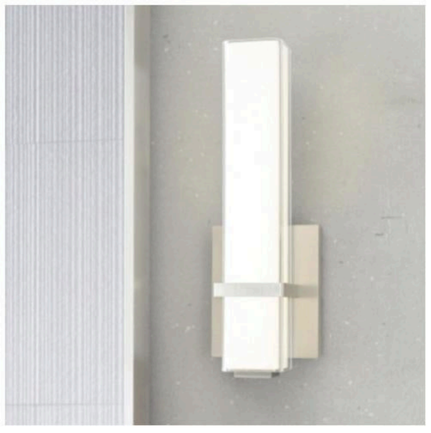
The home's **guest bathroom** offers indirect sun and privacy by way of walls surrounding an adjacent orchidarium and potential outdoor shower. The indoor shower is over seven feet in length and the depth of this guest bath is ten feet. Both shower and floor are covered in 5/8" marble penny tile from **CLAD Tile & Stone**. Both bathrooms will have dual-flush **Swiss Madison** toilets. The porcelain undermount sink from MR Direct is paired with a ***Concetto*** **by Grohe** faucet from **Ferguson Bath, Kitchen & Lighting**. Countertop is an engineered quartz. Wall sconces in both baths are ***Milan*** **by Tech Lighting**, purchased through **LBU Lighting**.













top. The Miesian, “less is more” way of living appeals to them. This is not a beach house meant to please Alexis Colby, it’s meant for a couple who love snorkeling, a drink by the pool, and barefoot Sunday mornings reading *The New York Times*, dogs underfoot and every door in the house open to the breeze. Hence, they asked for bathrooms that would be simple, straightforward, but with natural materials.

That is what is planned for this house on the beach, a primary bath (rendering above) filled with natural light, floors tiled in a hexagonal stone mosaic from CLAD Tile & Stone, double vanity with undermount sinks set into custom oak cabinetry. Vanity cabinetry is “floating” meaning it doesn’t reach the floor as traditional cabinetry in a bathroom often does. About 24” deep, these will be custom made by QEC Plus of cerused oak, creating an aesthetic continuity with the cabinetry in the kitchen, but stained a different tone that will work visually alongside the tile selected for each bathroom. Dual, recessed medicine cabinets from Robern are illuminated by three Milan wall sconces by Tech Lighting, sourced through LBU Lighting. The toilet, with just a hint of a privacy wall, is a dual flush Swiss

This is not a beach house meant to please Alexis Colby, it’s meant for a couple who love snorkeling, a drink by the pool, and barefoot Sunday mornings reading the New York Times, dogs underfoot and every door in the house open to the breeze.

Madison. The last of the five floor-to-ceiling windows in the primary bathroom may be sandblasted on one side for privacy. Square recessed lights in the room are 2700k LED lights from LBU Lighting as well. As you can see in the plan, (left, top) this 14-foot long bathroom is connected to an outdoor shower.



The guest bath, at the opposite end of the house and nestled between two family or guest bedrooms (above) offered different challenges, basically brought on by space considerations. In order to keep the room feeling spacious, a smaller, marble "penny tile" was selected at CLAD Tile & Stone. The material comes in one-foot square sheets, and like the tile in the primary bathroom, will be set with a light grey grout. This created a sedate, more natural feel, and has a dual purpose of hiding any discoloration that may happen over the years due to minerals in the water, etcetera.

The shower was designed to be "curbless," sloping down towards a center drain. The same gentle indentation will be used for the outdoor shower as well. A frameless glass splash panel extends from floor-to-ceiling.

The shower was designed to be "curbless," sloping down towards a center drain. The same sort of gentle indentation will be used for the outdoor shower/orchidarium as well. Although difficult to see in the rendering, there is a frameless glass splash panel extending four feet in width by the full height of the room, in this case, nine and a half feet.

Lighting in the guest bath is the same as in the Primary bath. The floating vanity is the same, with an undermount, porcelain sink from MR Direct. It has not been determined yet whether the guest bath will have a recessed medicine cabinet or whether the vanity will be fitted with two drawers, hidden behind the vanity doors.

Coming up next month: Lighting & wallcoverings.

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MILAN VANITY LIGHT

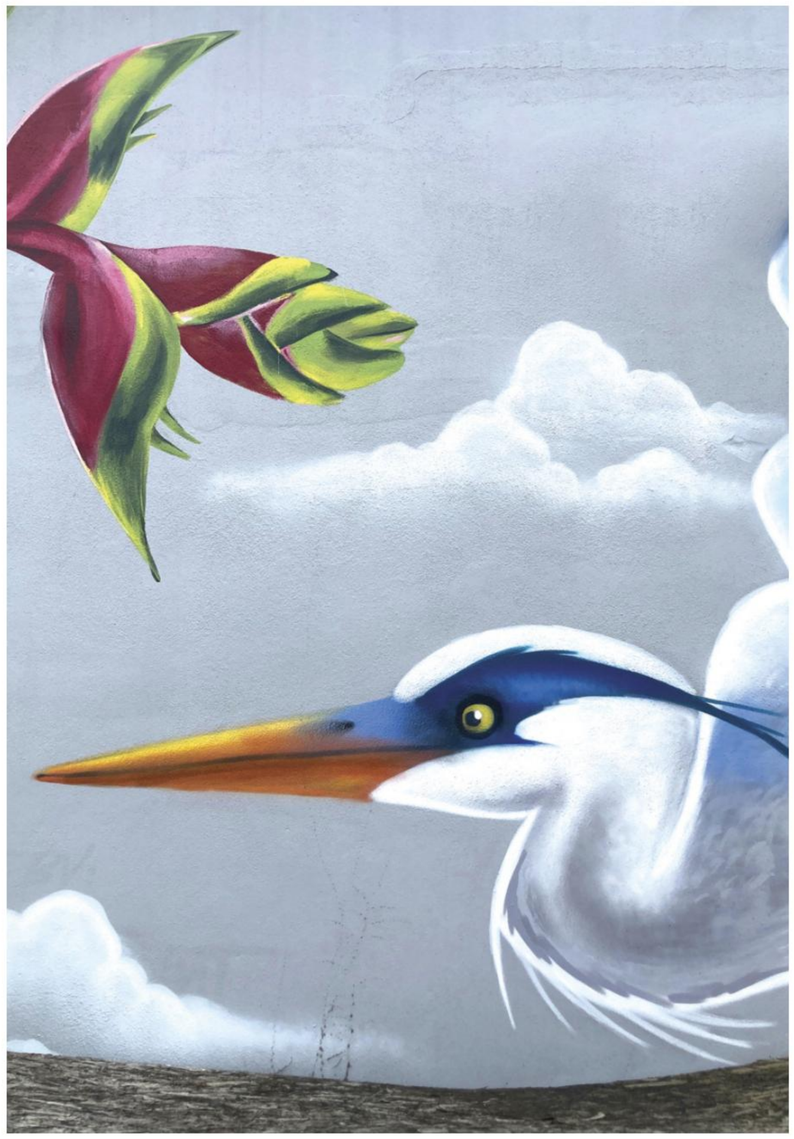
The simple design allows the Milan vanity light to effortlessly blend in with surrounding décor while providing fully dimmable LED illumination. Secured by a metal base, this rectangular bath bar features an acrylic shade that adds to its modern appeal.

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BEYOND THE MUSEUM

PAINTING, SCULPTURE AND PHOTOGRAPHY MAKE PUBLIC APPEARANCES IN FORT LAUDERDALE'S SHOPS, RESTAURANTS, HOTELS AND PARKS

text Sybil Robert

IF YOU GREW UP IN, OR CLOSE TO, a big city in the United States somewhere, buried deep in your memory are the school field trips to museums. Growing up in Chicago, this meant visiting the massive Art Institute on Michigan Avenue. To this day I recall its colossal limestone edifice with its voussoir arches, Corinthian pilasters and of course its pair of huge, bronze lions that flanked the entry. In my mind these lions protected the gems within; paintings, sculptures, drawings. Yes, I remember seeing the pointillist detail of George Seurat's *A Sunday Afternoon on La Grande Jatte* and feeling a riveting sadness peering (with 28 other students, mind you) at Edward Hopper's *Nighthawks.*

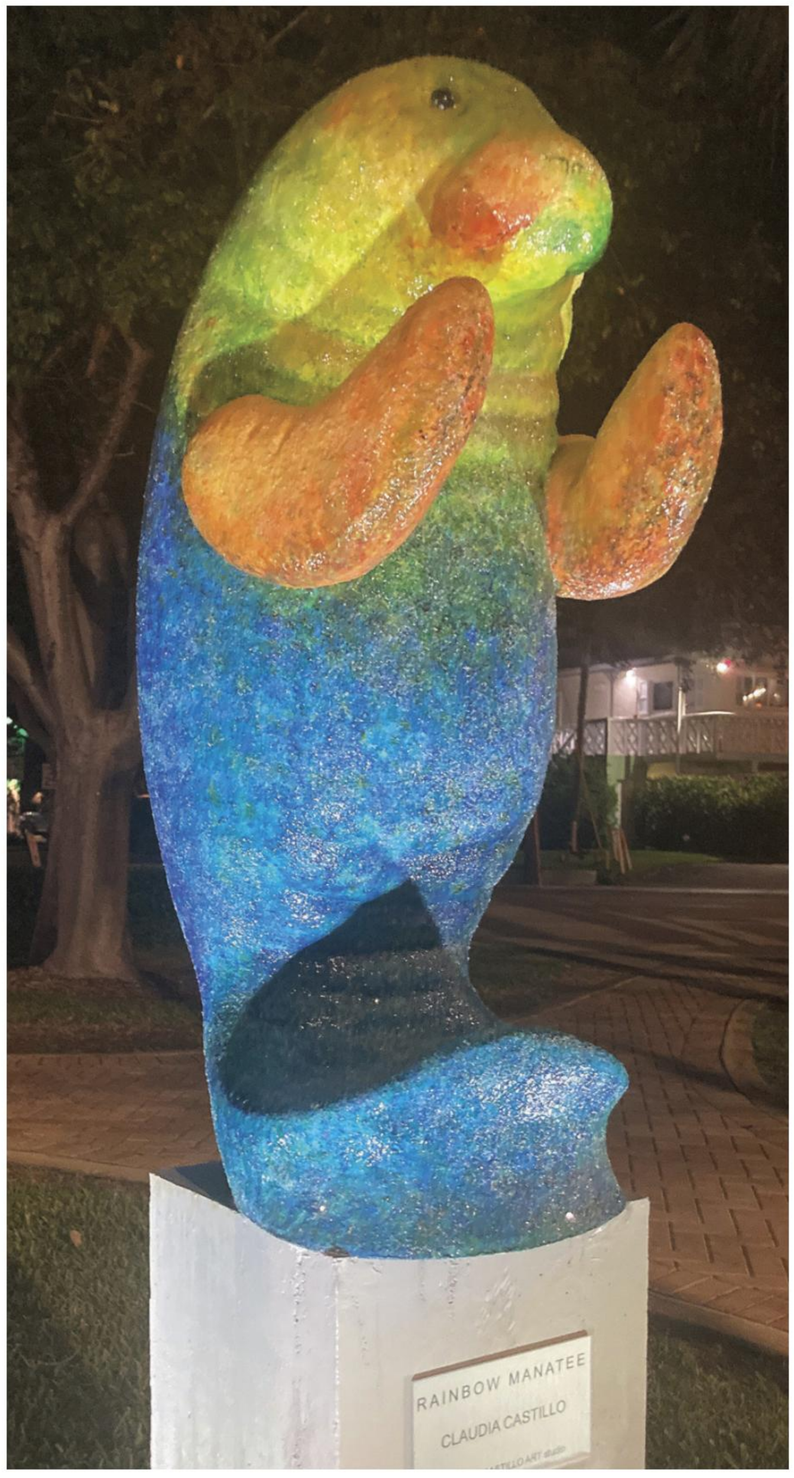
Clockwise, from top left: Detail of a mural by Nico Suave and Marcus Grabster that covers the entire length of Union Kitchen & Bar. *Mata Hari*, a slikscreen and acrylic diptych by John O'Connor hangs at Aqui Bar & Kitchens in Flagler Village. Eight, full-sized surfboards painted by Shawna X, create one massive installation in the lobby of the W Hotel.

But in perhaps when I was in 3rd grade, I left there, climbing back onto a waiting school bus wondering why it was all locked away in this giant vault. In a way, I was thinking: Is that all there is to art? We should see it once a year to make sure it's still there?

Over the years I've come to understand that art can — and should — exist anywhere and be made accessible as much as possible. One of the things Warhol experimented with as his career started to blossom was erasing the notion that art was just about creating one piece to be bought up and squirrelled away by its owner. With work like his silkscreened *Cow Wallpaper*, printed by the thousands, everyone could have one.

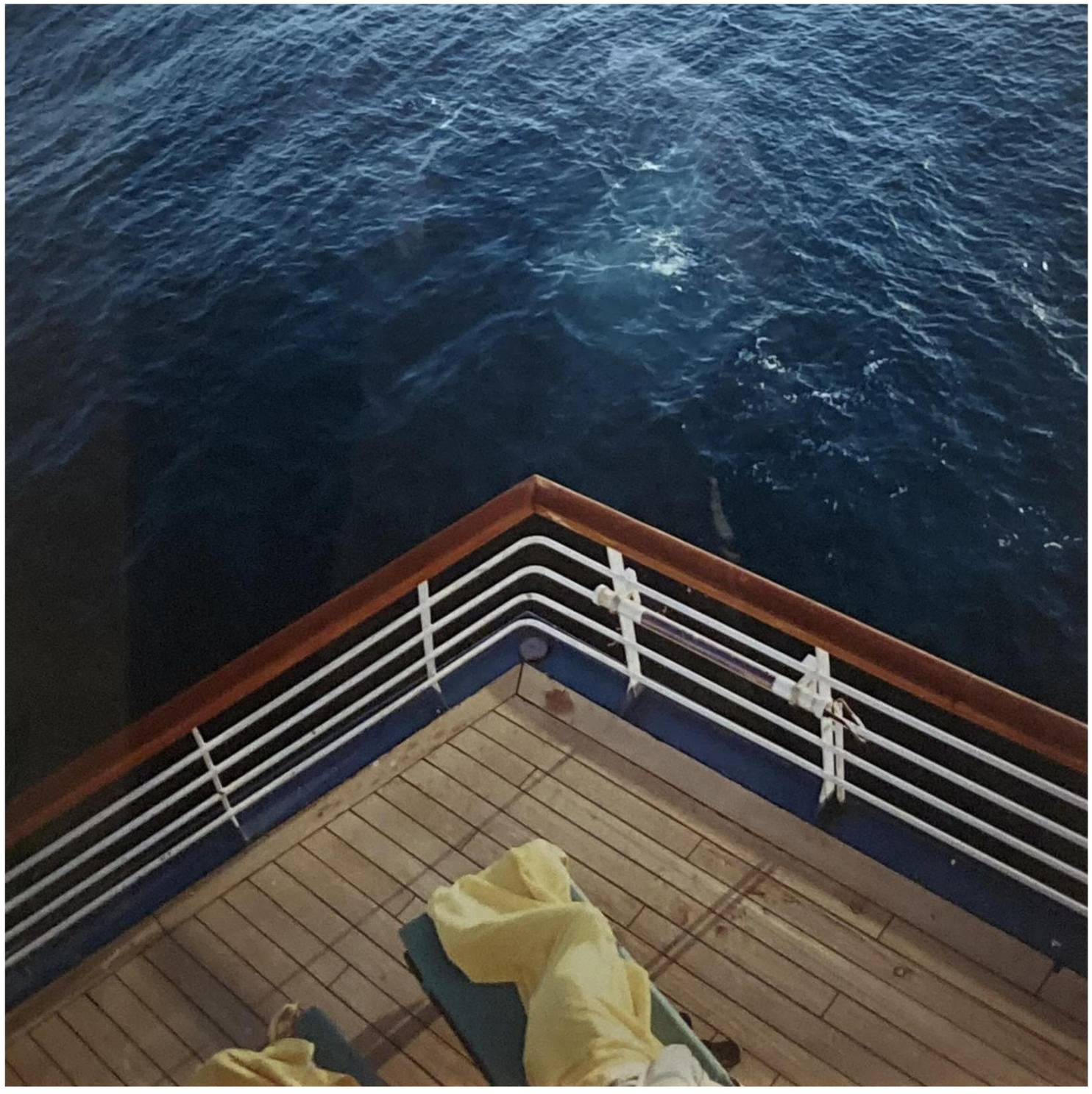
Art doesn't need to exist only in private collections or behind the hallowed walls of a museum... it can be everywhere and anywhere. And by being everywhere and anywhere, it has the ability to be a powerful community tool. It can create a pride of place, and its very existence can help create equity and boost self esteem. It can also simply add aesthetic vitality, giving areas within our cities a pride of place. Art... accessible to all... admission fee to enjoy these works daily: $0.

On the page at left and on the following spread is a tiny sampling of some of the work you can see at local parks, hotels, restaurants and more.









Clockwise from top left: ***Rainbow Manatee*** by Claudia Castillo is painted fiberglas, coated in diamond dust is lights up the night at Justin Flippin Park. ***Sublime***, a welded metal and polychrome sculpture by Rob Lorenson rests on the lawn surrounding Latinos Salud in Wilton Manors. ***Artsign.2018*** is a series of rogue street signs, also on display in Wilton Manors, are each meant to champion equality in all its forms. ***La Maternidad***, a magnificent bronze by Fernando Botero commands the courtyard between the two towers at Auberge. Framed photography, including ***Ship's End*** by David Kitz, hang on the lobby walls at the recently opened Four Seasons Hotel. Each piece pays homage to our city's precious location on the Atlantic Ocean.



Photo Auberge Beach



Photo Greg Durkin

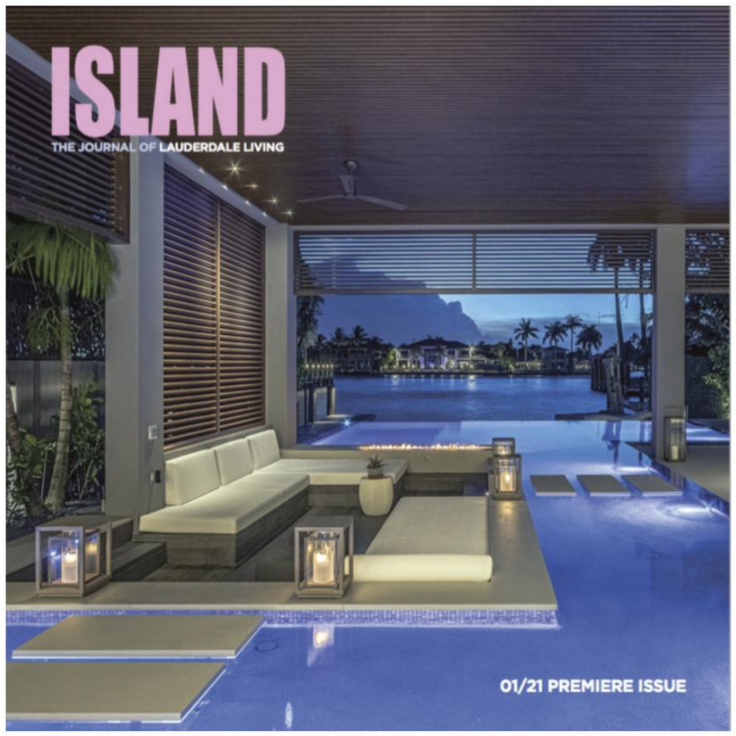


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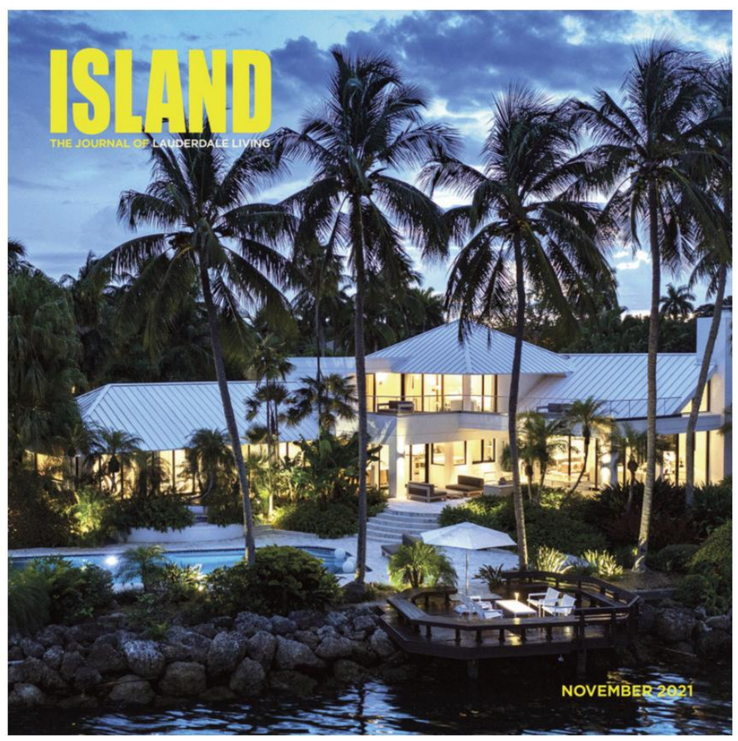
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Key Lime Pie

A true key lime pie, with its Graham cracker crust and tart, custard filling brings back memories of Old Florida, a quiet land of wicker rockers and slowly rotating ceiling fans.

Text Marie-Chantal Ladenius Klausner

WHO CAN RESIST A KEY LIME PIE with its nostalgic hint of days gone by, perfectly simple yet thoroughly delicious... a small masterpiece of delectable, tart and sweet fusion. While some may dissent, I prefer this classic Floridian icon undecorated, no meringue, no whipped cream, just a slender shell of graham cracker brimming with glossy pale-gold, lime-infused custard, offering happy spoonfuls of undiluted pleasure.

While the original 1930's recipes did not call for baking the filling, relying on the acidity in the lime juice to "cook" the yolks and gel the condensed cream emulsion, these days it is recommended to briefly cook the pie to safeguard against the possibility of salmonella, however if you buy pasteurized egg yolks you will not need to put the pie in the oven, but rather refrigerate for a few hours until set. Nothing beats a cool key lime pie on a hot day. Take it in a cooler to a picnic or enjoy it at home.

Key Lime Pie

For the crust:
18 graham crackers
8 tablespoons of
organic melted butter
One 9" inch pie tin

For the filling:
4 organic egg yolks or
pasteurized egg yolks
1 14-ounce can of
sweet condensed milk
12 key limes freshly squeezed

Preheat the oven to 325. Crush the graham crackers, either in a food processor or by hand with a rolling pin, add the melted butter and mix. Pour the crumb mixture into a baking tin, and press the mixture evenly all over the bottom and up unto the sides. Place in the oven for 10 minutes. Cool.

Whisk the egg yolks until frothy and light, slowly add the condensed milk and lastly the lime juice. Pour into the cooled graham cracker shell and bake for fifteen minutes. Cool first, then refrigerate.

Meringue Topping

4 egg whites
6 tablespoons sugar
1 teaspoon cornstarch
Pinch salt

While the pie is in the oven, whisk the egg whites until soft peaks form. Mix together the sugar, cornstarch, and salt. Slowly incorporate this mixture into the egg whites while whisking. Continue to whisk until the sugar dissolves. Spoon the meringue over the hot pie filling. Bake for 10 – 12 minutes. Refrigerate.

Photo 123rf

Organic = Authentic Wine

Yes? No? Should I care?

text Winnie Brown

Everywhere you turn these days, it's green this, and organic that, usually at a premium. Do we need organic wines, too?

If they taste good, yes! But what else is at stake? We know that organic food generally has two big payoffs: one for the environment and one for our bodies. Organic farming techniques lighten the toxic load on the land and the water. Organic farmers' avoidance of pesticides and chemical fertilizers also lightens the toxic load on our livers, brains, and so on. *(In fact, some sources maintain that grapes are among the fruits most likely to retain pesticides in spite of washing. Since grapes grown for wine are sprayed with pesticides several times during the growing cycle, this is something to think about.)*

For a wine to be truly 'Organic,' it has to start with organically-grown grapes. This means no chemical fertilizers, no weed killers, no insecticides, thus causing no water pollution from the soil run-off. Then the actual wine-making production must follow the sometimes complex rules that govern a certified 'Organic' process, the most important of which is no added sulfites.

My local wine merchant gently pointed out that there is no labeling that makes sense yet, as far as wines are concerned. Generally speaking, wines made from organically-grown grapes are labeled exactly that way, however sulfites could be added for stability. But, it is quite possible to make a sulfite-free wine using only conventional (non-organic) grapes. Then there is the terminology — sustainable, organic, biodynamic, natural — see the problem?

Organic vineyards require intense dedication to quality, and really harken back to the early years of winemaking in France, where there were only small 'Clos' vineyards. Each reflected its native 'terroir.' Now that's authentic! It seems certain the largest wine operations of today cannot give the time and attention required by this method of growing. Some of the small vineyards actually follow these practices without recognition (which costs $ to the California Certified Organic Farmers), because they believe it's the right thing to do. Certified or not, it is a choice to be commended.

You may wish to read Alice Feiring's "*The Battle for Wine and Love: How I saved the World from Parkerization.*" Case, chapter and verse about what has happened and is happening in wine. A good read.

organics: three to try







Green Truck Chardonnay, 2012, Mendocino County, CA
Made with grapes organically grown by the Bartolucci family. Crisp flavors of apple, lemon and honey for balance and acidity. About $16.

Bonterra Vineyards Zinfandel, 2016, Mendocino Co., CA
This Zinfandel offers aromas of blueberry, black stone fruit and black pepper. Polished tannins and flavors of berries, vanilla, black pepper and toasty oak lead to an elegant, balanced and rich long finish. About $18.

Plow & Stars Chardonnay, Horse Heaven Hills, Washington State
This chardonnay opens with rich aromas of white peach, pineapple and lemon zest, complemented by notes of toasted almond and caramel. Pairs well with chicken, seafood and hard cheeses. About $35.

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.

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Ladies and gentlemen,

MOXIES

Has opened its doors on Las Olas

Las Olas Boulevard is known for its restaurants, some tucked away from the street but most spilling out onto its bustling sidewalks. From the downtown core to the bridge, Las Olas has more than its share of smaller eating establishments… Fabulous places like Java & Jam, Gran Forno or Vino's that hidden away little wine bar you wouldn't know existed unless someone let you in on the secret.

Then there are the big guys like Del Frisco, Louie Bossi and let's not forget Chima with its huge, tree-shaded courtyard. With dozens of places to dine, you'd think the thirst had been quenched. Apparently not. With all the new residents located downtown, things are changing… and fast. The Main, a two-towered 1.4 million square foot complex recently opened on E. Las Olas at SE 3rd Street, bringing not just offices, but residential, retail and restaurants. One of those is Moxies.

One step inside and you realize this is not the typical Las Olas restaurant. The space is huge. Spanning two floors, with both indoor and protected outdoor dining, it covers an astonishing 12,000 square feet. But don't let its size intimidate you. Moxies, very popular in Canada and with a smaller, sister restaurant in Miami, is casual and relaxed, and offers a menu of globally-inspired flavors. Our favorites are the cashew lettuce chicken wraps. These do-it-yourself little bites of deliciousness arrive on a platter with crispy chicken, cashews, ginger, wontons, veggies, spicy mayo and oh yes, crispy lettuce.

Another favorite, their chipotle mango chicken is prepared with a sweet and spicy rub and comes with fresh avocado and pico de gallo. Don't want all that? Just come for a drink. Happy hour is from 3pm to 6pm, served either indoors or out. Who says bigger isn't always better?

Moxies
201 E. Las Olas Blvd.
Fort Lauderdale
954 666 6861



A roasted tomato bruschetta is served with creamy feta, garlic and fresh herbs.



Moxies serves up a chipotle mango chicken on top of lemon quinoa, roasted vegetables, avocado and salsa.

Moxies makes the most of its volumetric space while maintaining a relaxed and open atmosphere.

With 18 stools ready and waiting, there's never a wait at Moxies' bar.



Dasher, Adopted September 2017

20 YEARS

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THREE TINY GEMS

THERE ARE LITERALLY DOZENS and dozens of neighborhoods in Fort Lauderdale. Often, tiny little areas that are exceptional get overlooked as places to live, simply because outsiders (and many insiders) don't know about them. In this issue of *ISLAND*, our editors picked three great little neighborhoods, from tree-shaded Colee Hammock, often overshadowed by the glitzier neighborhoods to its east, to Dolphin Isles, an Intracoastal-facing neighborhood just across A1A from Lauderdale Beach. These three distinct neighborhoods are each a marvel in their own way.

So, instead of looking at two big communities like Coral Ridge or Downtown as usual, we explain a bit about these three, each exuding its version of that "only in Fort Lauderdale" style. So the next time a visitor comes into town and suggests this city is just one big strip mall on Federal Highway, pull out a copy of *ISLAND* and prove them wrong.



The Sheppard Estate's original 20-room mansion, constructed in 1926, is one of the restored gems that dot Colee Hammock.

Colee Hammock

STRADDLING THE TONY SHOPPING DISTRICT that is E. Las Olas Boulevard, the little Colee Hammock neighborhood remains peaceful and tree-shaded, yet is walking distance to nearly everything one might need. And while it might not be quite walking distance to a grocery store, there is a brand new Publix GreenWise at The Main, a new mixed-use development about six blocks west on Las Olas Boulevard. That market has been joined by dozens of new restaurants and shops that are but a two-minute stroll from the residential sections of Colee Hammock, making this history-filled enclave even more desirable than it was. This sought-after section of East Fort Lauderdale is idyllic, with water on three sides and a multitude of live oaks, many of which are more than a century old. Bordered roughly by the Mola Canal on the east, the New River on the south and tiny Himmarshee canal on the west, this neighborhood has a history.

Bordered roughly by the Mola Canal on the east, the New River on the south and the tiny Himmarshee canal on the west, this neighborhood claims the oldest recorded settlement in all of Broward County, giving it a history stretching back to 1793. In that year,

On The Market in Colee Hammock



Address: **1024 SE 4th Street**
Description: **4 bed, 3.5 bath**
pool, waterfront
Size: **2,488 Square Feet**

Asking Price: **$4,070,000**
Listing Agent: **Carla Savola**
Company: **Coldwell Banker Realty**
Contact: **305.253.2800**



Address: **1620 E. Las Olas Blvd.**
Description: **9 bed, 6.5 bath**
pool
Size: **7,409 Square Feet**

Asking Price: **$4,950,000**
Listing Agent: **Senada Adzem**
Company: **Douglas Elliman, Boca Raton**
Contact: **917.913.6680**



Address: **1700 Brickell Drive**
Description: **vacant lot**
waterfront
Size: **0.47 acre**

Asking Price: **$8,500,000**
Listing Agent: **Chad Carroll**
Company: **Compass**
Contact: **305.400.9507**

Charles and Frankee Lewis called what is now Colee Hammock home, according to a Spanish government report. After all, Spain did claim all of Florida for its own back then. Quite some time after the United States bought Florida from Spain in 1819, Frankee Lewis sold his 640 acres to a gentleman who eventually sold it all to pioneering landowner Mary Brickell just after the turn of the 20th century. Brickell intended to develop it eventually into a high-end, residential subdivision.

Henry Flagler eyed Colee Hammock early on as well, wanting a straight-through right-of-way for his fledgling Florida East Coast Railroad, but Brickell would have none of it on her land, hence the bend westward in the FEC tracks (now Brightline tracks as well) at about NE 15th street. That bend exists to this day.

SOME TRULY SPECTACULAR EXAMPLES OF MODERNIST ARCHITECTURE CALL COLEE HAMMOCK HOME, BUT IT'S THE OLD WORLD ESTATE HOMES THAT GIVE TINY COLEE HAMMOCK THE CACHET MISSING FROM NEWER NEIGHBORHOODS.

Brickell platted Colee Hammock into a residential community in 1916, naming it for an engineer and friend, James Colee. At 107 years old, Colee Hammock glows with the rich patina of age. Still an affluent neighborhood, it is increasingly diverse and offers as much in terms of lifestyle to artists and creatives as it does to corporate executives and their families. The housing stock reflects this relative diversity, with 90- year-old bungalows sharing street frontage with massive homes from every era. There are more modest, multi-family condominiums with river frontage and there are restored, architecturally significant estates. Some truly spectacular examples of Modernist architecture call Colee Hammock home, but it's still the old world estate homes that give tiny Colee Hammock the cachet missing from newer neighborhoods. It's this unique combination of aesthetics and location that keeps Colee Hammock in high demand.

On the market in Colee Hammock now is one of its finest homes, the Sheppard Estate, built in 1926 and designed by Coral Gables base architect H. George Fink. The Sheppard Estate's 20 room mansion is, according to Nina Korman, "one of the city's finest intact examples of Mediterranean Revival-style architecture." It's asking price: $4,950,000. Looking for something more affordable? There is a 620 square foot pied-a-terre in a Mid-Century Modern landmark building on the New River. Steps to LasOlas and downtown, this Colee Hammock find is asking $349,000.



Much of the Dolphin Isles neighborhood consists of waterfront lots wrapping inlets along the east side of the Intracoastal Waterway.

Dolphin Isles



THE NEIGHBORHOOD OF DOLPHIN ISLES IS TUCKED west of North Ocean Boulevard and stretches south from Oakland Park Boulevard to the edge of Birch State Park. Visions of old Florida still exist here with sweet, one story homes lining wide canals named Cero Bay, Lake Crevalle, Snook Bay and so forth. Mixed with single-story residences from its initial buildout in the late 1950s and early 1960s, its waterfront streets are interspersed with sprawling homes from the boom period that lasted from 2000 and 2007. These larger homes usually have between 3,500 and 7,000 square feet as opposed to the 2,300 square foot average of the older homes. In the last few years, an enormous influx of cash has raised prices and created a wave of new construction. Even with the economic pressure to demolish and build huge, many of the original homes have been completely renovated and are in pristine condition. Having said that, 2022 and 2023 has seen homes along the Intracoastal Waterway marketed again and again simply as "tear-downs" as waterfront land values continue to skyrocket. Currently there is just one waterfront home on the market in Dolphin Isles. It offers 1,754 square feet of living space and has an asking price of $3,750,000. That's $2,137 per square foot.

Image Google Earth

Dolphin Isles, with its limited entry points from North Ocean Boulevard and Oakland Park Boulevard tends to be quiet – the type of neighborhood where locals see their neighbors mornings or evenings for the requisite dog walk. The neighborhood was blessed with a recent upgrade of streetlights with buried power and decorative entry stanchions as well as the addition of a nearby pocket park on Northeast 33rd Avenue. Dolphin Isles best feature:

CURRENTLY ON THE MARKET: A 700 SQUARE FOOT, CLASSIC MID-CENTURY CO-OP ON THE WATER AT $249,000, TO AN INTRACOASTAL POINT LOT HOME WITH 5,000 SQUARE FEET OF LIVING SPACE. ASKING PRICE? $6,550,000.

its location. It's a 3-minute walk to the beach, and Birch State Park, a 180-acre swath once the estate of Hugh Taylor Birch, is located on its south end. The park is only accessible at this end to neighborhood residents who purchase a yearly key pass for $60. There are multiple points for beach access across North Ocean Boulevard, with Dolphin Isles residents tending to use stretches of beach from about Vista Park on the north to just past the Pelican Grand Beach Resort on the south.

Dolphin Isles is adjacent to great dining options, either a short walk or a longer one, depending on which end of the neighborhood you live in. On the South end, there is North Ocean Grill at the Pelican Grand, a great place for dinner on their oceanfront terrace, or, for a more laid back experience, the Sand Bar at the Sun Tower hotel has found favor for neighbors just wanting an order of conch fritters downed with a Corona... also with beachfront seating. Fine dining is front and center is Dune, located on the ground floor of the oceanfront condominium known as Auberge. On the north end of the neighborhood, residents walk to the popular Greek restaurant, Thasos, for dinner or head across Oakland Park Boulevard for a dozen other options. Speaking of food options, to the delight of many who live here, Publix has finally begun construction for a 29,000 square foot market to be located on North Ocean Boulevard at NE 30th Street.

As we go to press there are 17 properties on the market, from a 700 square foot, one bedroom, classic mid-century co-op on the water asking $249,000 to an Intracoastal fronting, point lot home with all the bells and whistles. That home offers up four bedrooms, four and a half baths and has close to 5,000 square feet of living space. The asking price on that one? $6,550,000.

On The Market in Dolphin Isles



Address:	**2019 NE 31st Avenue**
Description:	**3 bed, 2 bath waterfront**
Size:	**1,754 Square Feet**
Asking Price:	**$3,750,000**
Listing Agent:	**Mia Rodrigues**
Company:	**Keller Williams Central**
Contact:	**754.269.6923**

Recently Sold In Dolphin Isles



Address:	**2001 NE 31st Avenue**
Description:	**4 bed, 4.5 bath pool, waterfront**
Size:	**3,178 Square Feet**
Asking Price:	**$4,350,000**
Sale Price:	**$4,100,000**
Listing Agent:	**Gayle Borden**
Company:	**Coldwell Banker**



Address:	**3100 NE 28th Street #305**
Description:	**1 bed, 1 bath,**
Size:	**1,000 Square Feet**
Asking Price:	**$400,000**
Sale Price:	**$375,000**
Listing Agent:	**Theeranee Schmidt**
Company:	**Keyes**



The waterfront properties of Bal Harbour dip down into the calm Middle River, just as Fryer Point, a street in Coral Ridge juts upward.

Bal Harbour

FORT LAUDERDALE'S TINY BAL HARBOUR neighborhood is not to be confused with the international shopping mecca 22 miles south. In fact, it may be the polar opposite. Where Bal Harbour in greater Miami is a bustling community of high-rises, shopping for the 1% and single family homes with price tags of up to $60 million, Bal Harbour in Fort Lauderdale is a traffic free enclave of modest to mid-sized homes lining a languid stretch of the Middle River. While one is a blini and caviar cocktail party in your best Chanel, the other is a relaxed grilled shrimp cookout in a bathing suit and sandals.

This one-entrance-one-exit neighborhood with guardhouse is composed of six peninsulas each arranged entirely of single-family homes on the water. In fact, in all of Bal Harbour, there are only 24 homes with no water frontage. This beautiful stretch of water faces the Coral Ridge neighborhood on the east and runs for about a half-mile from NE 25th Street on the north to NE 15th Court on the south.

Developed from scratch in three sections, Bal Harbour was literally carved from a nondescript shoreline, starting with the south

Recently Sold in Bal Harbour



Address:	**2416 NE 22nd Terrace**
Description:	**Single family home waterfront**
Size:	**3,343 Square Feet**
Asking Price:	**$2,249,000**
Sale Price :	**$1,900,000**
Company:	**N.A.**
Contact:	**N.A.**

On The Market in Bal Harbour



Address:	**2046 N.E. 15th Street**
Description:	**5 bed, 4 bath pool, waterfront**
Size:	**3,008 Square Feet**
Asking Price:	**$2,430,000**
Listing Agent:	**Richard Salter**
Company:	**Compass**
Contact:	**954.812.4801**



Address:	**2107 NE 15th Street**
Description:	**2 bed, 3 bath pool**
Size:	**1,536 Square Feet**
Asking Price:	**$1,100,000**
Listing Agent:	**Vernell Roberts**
Company:	**Horizon Real Estate**
Contact:	**954.650.1699**

section, then center in 1956, and moving north the following year. It remains a supremely quiet neighborhood where dog-walking neighbors are far more common than cars, and recently its “spine” of NE 22nd Avenue has been improved with bike lanes.

One of the best features of Bal Harbour is that it has one fixed bridge leading out towards the open Intracoastal waters. While some might see this as a negative, the fixed bridge, located at Sunrise Boulevard allows small to medium sized boats to pass. The bridge is low enough that huge boats --- thankfully to those who live here --- cannot pass, giving the neighborhood waterways a sense of calm and privacy not found in many other neighborhoods. The fixed height bridge at Sunrise Boulevard creates a de facto ban on giant party boats for decades to come. Residents’ small boats can easily squeak out for dinner, but the giants can’t get in... Perfect. As such, Bal Harbour is a kayaker or paddleboarder’s delight. It serves as a send-off neighborhood, connecting under Federal Highway to the miles of canals that surround Wilton Manors and run into Oakland Park, just to the west and northwest, respectively. Bal Harbour is but a short walk to Whole Foods and all the shops at River Market, just to the north. Just next to the neighborhood’s entrance on the north, a Publix is soon to rise.

THIS NEIGHBORHOOD IS COMPOSED OF SIX PENINSULAS EACH ARRANGED ENTIRELY OF SINGLE-FAMILY HOMES ON THE WATER. IN FACT, IN ALL OF BAL HARBOUR, THERE ARE ONLY 24 HOMES WITH NO WATER FRONTAGE.

Currently, there are just three properties available in Bal Harbour. The least expensive of these is a two bedroom, three bath, renovated mid-century home with pool asking $1.1 million. At the top is a five bedroom, four bath home directly on the water, with its own dock. This pool home has five bedrooms, four baths and just over 3,000 square feet of living space. The asking price on this home is $2,430,000.

As is the case with other desirable waterfront neighborhoods, the occasional tear down occurs here, readying a vacant lot for new construction. There is one on the market now. A nearly 9,000 square foot lot with unobstucted views down the Middle River. Asking price for this parcel is $2,395,000.



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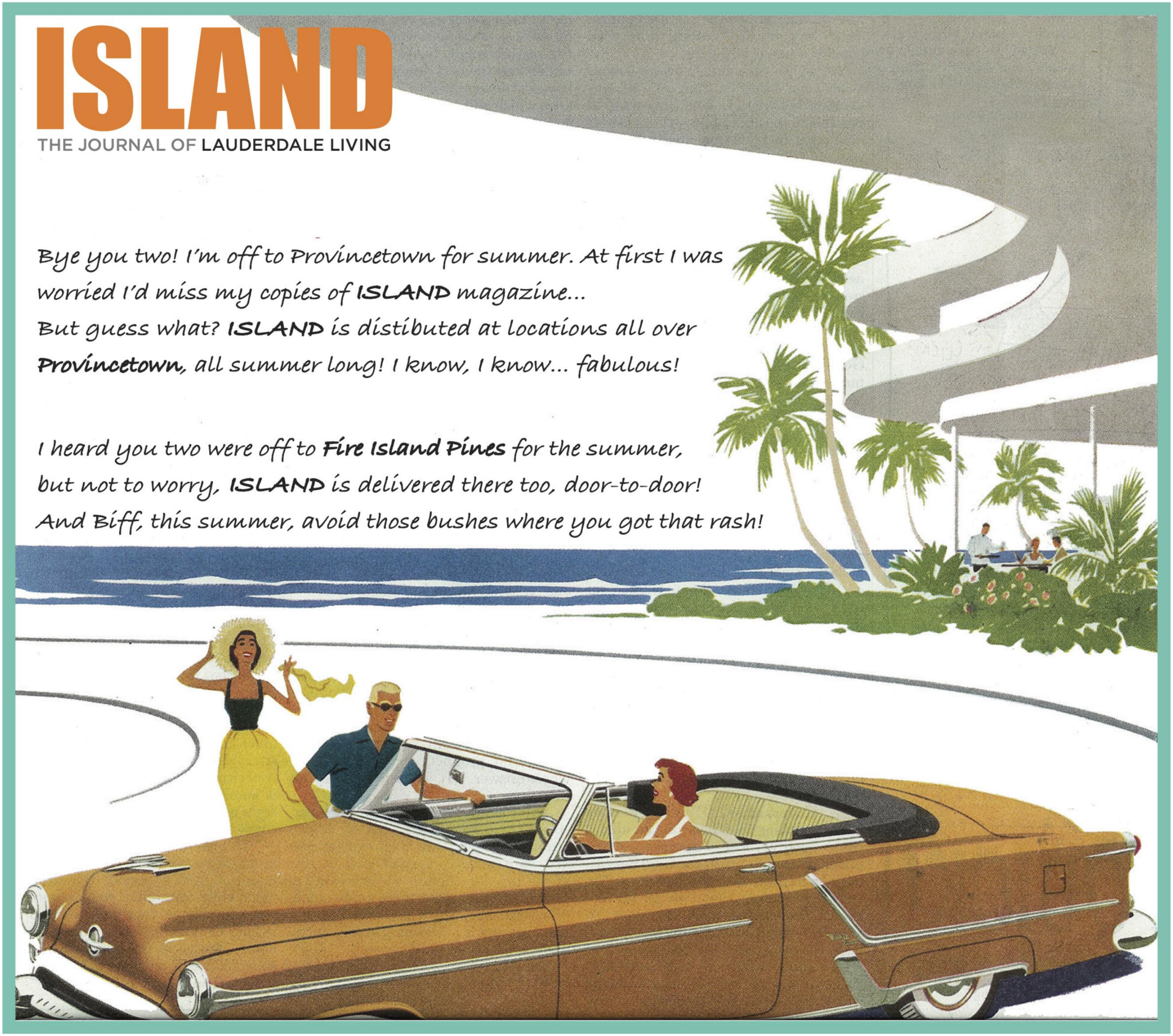
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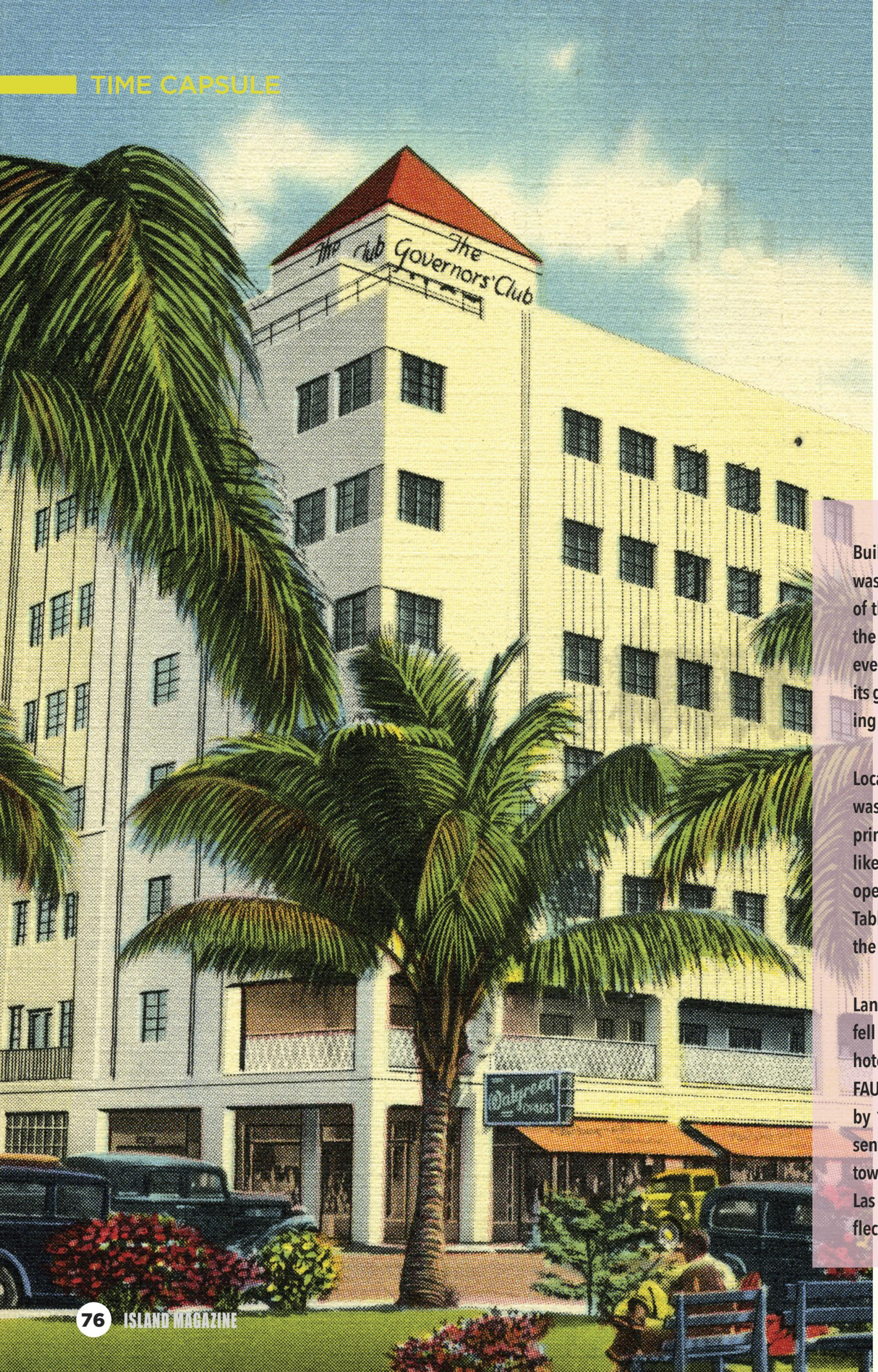
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"DARLING, GET ME A BROMIDE... AND PUT SOME GIN IN IT!"

Built in the 1930s when Streamline Moderne architecture was in vogue, the 100-room Governors' Club Hotel, was one of the first to be "open year round". The tallest building in the city at eight stories, it quickly became a hub for social events. As the hotel was not located on the beach, it offered its guests seasonal use of the Sea Ranch Cabana Club, starting in 1939.

Located at 111 E Las Olas Boulevard, the Governors' Club was, in effect, a landmark for the city as it commanded a primo location and claimed amenities (luxurious for 1936) like private baths, a formal restaurant, banquet hall, bar, open-air lounge, and a coffee shop known as the Colonel's Table. Sharing part of the ground floor with the coffee shop: the city's first Walgreen's pharmacy.

Landmark status was proposed in 1988, yet the proposal fell on deaf ears. Eventually, FAU paid $4.35 million for the hotel, setting aside $300,000 for its demolition. In its place FAU's 14-story academic tower rose in 1995 —now dwarfed by 100 Las Olas. As much as the Governors' Club represented downtown Fort Lauderdale in the '30s and the FAU tower reflected Fort Lauderdale's aspirations in the '90s, 100 Las Olas, a 46-story condominium & Hyatt hotel complex reflects today's downtown core.







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French Bakery

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







2200 S. Ocean Lane #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 2 bedroom, 2.5 bath apartment with both northern and southern facing balconies. 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. About 15 minutes to the airport. $1,100,000



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



2100 S. Ocean Drive #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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2100 S Ocean Drive #17L

Sky Harbour East! Best ocean views in town from the penthouse!! South-facing 1/1 penthouse apartment with direct views of ocean, port & Intracoastal from every room. Very private with unobstructed views to Miami. Hurricane impact windows and 10 ft volume ceilings. Enjoy the waterfront pool, cruise ships & yachts up close, see the manatees swim by and the turtles nest. Prestigious, quiet Harbor Beach neighborhood with the best beaches in town. Resort living with private beach, outdoor grills by water & picnic area, fitness center with ocean views and fishing pier. Put your toes in the sand, beach living at its finest! Close to all major highways, 15 minutes to the airport, Brightline high speed train, Las Olas Blvd shopping. Half way between Miami and Palm Beach and. $515,000



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I'M HERE TO PROVIDE IT.

COLDWELL BANKER REALTY

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OB HOUSE

O-BHouse.com

Oven Baked Pancake with Fresh Florida Strawberries & Pecans

