



# AllaWay

EXPLORE ALLAPATTAH



URBAN  
OASIS  
CULTURE DISTRICT

ALLAPATTAH'S HISTORY  
ALLAPATTAH'S PRESENT  
ALLAPATTAH'S FUTURE

## ON THE RISE

Developer Lissette Calderon paves the way for a neighborhood renaissance

## SCENE

### STEALERS

Local & international talent add colorful flair to our public art & museums

## TIME TURNER

A look at Allapattah's rich origins and influence in the community

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WE DON'T JUST BUILD BUILDINGS,  
WE CREATE LIFESTYLES.



No. 17 Residences

Pier 19 Residences & Marina

The Julia Allapattah Residences

14 Allapattah Residences

# AllaWay Content

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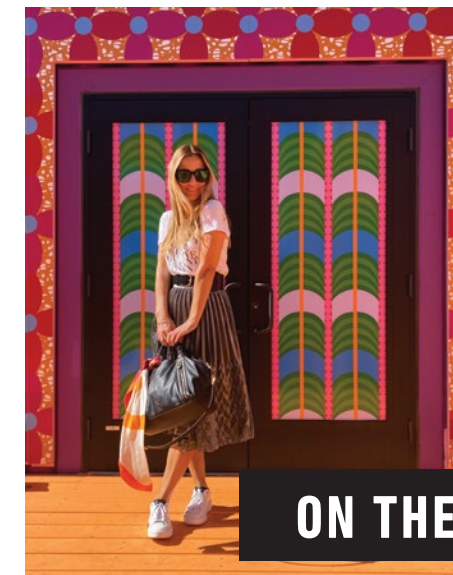


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# The Allure of Change

One of my favorite sayings, by the late acclaimed poet and writer Maya Angelou, is "If you don't like something, change it. If you can't change it, change your attitude." As we all head into the 2022 version of normality, many of us find ourselves living in completely new circumstances. For some, new jobs, homes, and pets are part of present-day reality, while others might be embarking on new chapters with weddings to celebrate. Each different from the next, these changes have one thing in common: they were manifested by way of choice. At some point, we decided to allow different opportunities into our respective lives, paving the way for personal and spiritual transformations into existences that found us smiling a little broader and shining a lot brighter.

One of Miami's oldest neighborhoods is experiencing a dazzling renaissance of its own. Diverse and boasting a strong sense of community, historic Allapattah has evolved considerably since being established at the end of the 19th century. But Neology Life Development Group's introduction of affordable luxury housing by way of No. 17 Residences (and myriad projects slated to follow it) is a certified game changer for the neighborhood. Allapattah will soon boast over 1,000 new residents living in Neology properties, adding to the rise in interest in the area due to a bustling art scene, wow-worthy dining establishments, and delightful "shops to stop for", which you can read more about as you flip through our pages.

AllaWay has been a labor of love with an extraordinary group of individuals dedicating time and talent to making it a reality. And what a fabulous ride it's been! A special thanks must be given to our creative team led by director Maria Galli; writers Angela Caraway-



(From right) *AllaWay* Editorial Director Jenny Starr Perez, together with Creative Director Maria Galli and Maui.



Carlton, Ginger Harris, Elysze Held, Sara Liss, and Miami historian Paul S. George, Ph.D.; and our colleagues at Kreps PR, whose expert advice guided us every step of the way.

Behind every successful woman is a group of successful women that have her back. I'm proud to have partnered on *AllaWay* with the unstoppable force that is Lissette Calderon, founder of Neology Life Development Group—a woman I have long admired. For many years, she has alchemized every Neology project into beacons of transformation for the neighborhoods in which they are erected. As she continues her rise as one of South Florida's top real estate developers, I look forward most to witnessing her success in Allapattah, a culturally rich area that she and I both aspire to see blossom into the best that it could be — and that hope is something that will always remain the same.

*Jenny Starr Perez,*  
Editorial Director.

Editorial Director: *Jenny Starr Perez.*  
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# Vision Quest

## Why Allapattah?

I can't begin to count the multitude of times that I've been presented with this question by professional peers and friends alike, all wondering what drew me to this often-overlooked Miami neighborhood. The answer lies in the community itself. A diverse hub bustling with distinct soul and Latin flavor, Allapattah is home to a busy Health District on one side, the acclaimed Rubell Museum (one of the biggest private contemporary art collections in North America) on the other, with Downtown Miami, Miami Design District and Wynwood just minutes away, making it a prime spot for Miamians looking to reside in the center of all the exciting things Miami has to offer.

When I started Neology Life Development Group almost 20 years ago, my initiative was to take under-developed areas and elevate the quality of life of its residents by not simply building new properties but also introducing opportunities for new businesses that would allow each neighborhood to expand into a bustling urban oasis. Since breaking ground on our first projects, Neo Lofts and Neo Vertika, in Miami's Little River District, Neology Life Development Group has stayed true to my initial vision, becoming South Florida's foremost residential and commercial real estate firm synonymous with redefining urban neighborhoods in South Florida, and building more units than any other developer along the River and its surrounding areas.

Expanding into the neighboring Allapattah is a natural progression as Miami's urban core grows inland and marks Neology Life's continued investment in Miami. Reflective of my commitment to enhancing the neighborhood's appeal through significant residential and commercial real estate investment, Neology Life is also building *The Julia*, a 14-story, 323-unit project at 1625 Northwest 20th Street, named after one of my personal heroes, Julia Tuttle — a woman who became a founder of our sunny city, and whose grit and passion continues to inspire new generations of women in South Florida and beyond.



I'd like to think that Julia would be proud of the work that Neology Life is progressing with in Allapattah. I know I am, which is why this was the ideal moment to give residents and visitors alike a glimpse into this burgeoning neighborhood, where the culture of its people has arguably been the heart of its resiliency. With *AllaWay*, our readers can educate themselves on the many cool spots to explore, including amazing restaurants, art spaces, fashion shops, and hipster bars, all in proximity. Many thanks are extended to my great friend and now collaborator Jenny Starr Perez, Neology's creative ace Maria Galli, the entire team at Kreps PR, and my professional family at Neology Life Development Group for making this amazing project a reality.

What a time to be in Miami. What a moment to continue building its legacy. What an opportunity to showcase it all in *AllaWay* magazine.

*Lissette Calderon,*  
CEO and President  
*Neology Life Development Group.*



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## COMMISSIONER LETTER



Commissioner Alex Diaz de la Portilla

*Allapattah is the place to be right now. It's a fast-growing and diverse neighborhood located in the heart of the City of Miami, rich in Latin culture, art, and history. I am privileged to be a part of the growth occurring in Allapattah and I will continue to work hard day in and day out, to make sure we bring out all the beauty it has to offer while staying true to its essence of being a wonderful tight-knit community of hard-working residents proud of their heritage. Allapattah is symbolic of the real Miami. Allapattah boasts one of the biggest private art collections in the country at Rubell Museum, an immersive art museum across the street at Super Blue, delicious eateries and bars like Hometown BBQ, Miami Bakery, Papo Llega y Pon, Club Tipico Dominicano, and Don Toston just to mention a few. Having grown up helping my father in his small business located in Allapattah, I was able to see this amazing neighborhood quickly grow into a place that not only its own residents but those that have just discovered its charm want to invest in and help grow. Allapattah is undiscovered country quickly being discovered.*

ALLASTYLE

# News of Note

Words by Jenny Starr Perez.

Things to do and where to go in and just outside of Allapattah.

## SOMETHING TO SMILE ABOUT



Need a bit of a refresher before summer hits? Situated near the Design District is **Dr. Patty Miami**, a transformative cosmetic dental and cosmetic surgical medical facility. Anticipate an experience like no other in terms of amenities. Patients can grab some quick grub and coffee at the ground level cafe, take a breather at the building's open-air rooftop, and devote some time to rejuvenating at the center's restorative steam hammam before heading into surgical appointments for everything from Brazilian "butt" lifts, Hollywood smile-worthy veneer treatments, and many other high-end cosmetic procedures highly sought out in South Florida. Your cosmetic journey awaits.

530 NW 54th Street, Miami, FL, 33127.  
305-735-3002. [www.drpatmiami.com](http://www.drpatmiami.com).

## FOOD MEETS FUNCTION

Celebrated events company **Thierry Isambert Catering & Event Design** has added a new component to its successful party-planning business: e-commerce. The top Miami catering company has recently launched Found at The Shop, an online retail destination located in the company's business website where items such as new and vintage tableware, décor accessories and custom items will be available to the public. Those who are looking for the perfect tabletop details to accentuate dinner party décor can pop in for modern marble serving trays, colorful stemware, and mother-of-pearl serving utensils. Found at The Shop will update items regularly, for all your entertaining-at-home or gift-giving needs.



[www.found\\_theshop.com](http://www.found_theshop.com).



## LIGHT MY FIRE

**Leku**, the award-winning concept known for bringing the pleasures of eating in Spain's enchanting Côte Basque to Miami recently celebrated the grand unveiling of the first Jospier outdoor double grill in South Florida, the same legendary grill used by the Spanish Basque Country's Michelin Starred and #3 on the World's 50 Best Restaurants list, Asador Etxebarri. The new appliance has prompted the team to launch a new "Grill" section to their menu. Located within the notable Rubell Museum in the bustling Allapattah neighborhood, LEKU was recently recognized by Bloomberg as one of the best new restaurants in Miami and lauded as the winner for best new fine dining restaurant in Miami as part of the 2021 Eater Awards. The restaurant has also recently opened their lush courtyard area to host a nightly Magic Garden Cocktail Lounge series where guests can order plates from the tapas menu, cocktails from the outdoor bar, all while grooving to the sound of the night's guest DJ playlist. The series runs Wednesday-Saturday from 8pm to midnight.

1100 NW 23rd Street, Miami, FL, 33127. 786-464-0615. [www.lekumiami.com](http://www.lekumiami.com).

# Dressed to Inspire

Words by Elysze Held.

Miami restaurateur **Andreas Schreiner** serves up signature style while keeping things moving at Leku, the lauded Basque eatery at Rubell Museum.



The lunchtime crowd at Leku restaurant is happily noshing and gabbing amongst themselves on a warm sunny day in Miami. The Basque-style restaurant nestled within the Rubell Museum managed to remain a breakout hit among local foodies, even during the pandemic. A tall, ponytailed figure in sleek slacks and a casual button-down shirt is seen darting back and forth between tables, chatting with patrons — many of which he sees regularly at this chic Allapattah eatery where he is a partner. Andreas Schreiner epitomizes the stylish man. Friendly, charming, cultured, and well-dressed.

The founder of Schreiner Hospitality Group and Co-Founder of Pubbelly Group has been brokering major partnerships with notable hotel and restaurant brands for over two decades. Fondly referred to as “the neighborhood maker” for his golden touch with opening loved-by-locals businesses in emerging urban areas, Schreiner brings the pleasures of eating in Spain’s enchanting Basque country to Leku, where his personal style adds to the eclectic-meets-elegant vibe of the restaurant’s interior.

Schreiner obliged us with a rapid-fire question & answer session inspired by the famous Proust Questionnaire, giving us a glimpse into the mind of this Miami power player and begging the question: Do clothes truly make the man?

1. What is your idea of perfect happiness?  
**Peace and love.**
2. What is the trait you most deplore in others?  
**Dishonesty.**
3. Which living person do you most admire?  
**My father.**
4. What is your greatest extravagance?  
**Family time.**
5. What is your current state of mind?  
**Excited. This is a special time in my life, and I am enjoying the successes.**
6. On what occasion do you lie?  
**When necessary (laughs).**
7. Which words or phrases do you most overuse?  
**Thank you.**
8. When and where were you happiest?  
**Delivery room when my daughters were born.**
9. What is your most treasured possession?  
**I am not a very materialistic person, but I would say my watch. I bought it for myself on my 30th birthday, to celebrate my accomplishments at the time, and I cherish it always.**
10. Who are your favorite writers?  
**Anthony Bourdain.**
11. Who is your hero of fiction?  
**James Bond.**
12. What are your favorite names?  
**Stella and Emma, my daughters’ names.**
13. How would you like to die?  
**Happy.**
14. What is your motto?  
**What goes around comes around.**

# Artful Aesthetic

Words by Elysze Held.

Through her work at Superblue Miami, **Shantelle Rodriguez**, connects the Allapattah neighborhood to the work of world-renowned experimental artists. All that while stylishly dressed, too.



At most art museums, the concept of expanding the experience of guests isn’t a foreign one. Viewing art, many would argue, should be an emotional occurrence, as coming face to face with the work of the world’s top artists from both past and present should ideally be a memorable encounter. For Shantelle Rodriguez, Director of Experimental Art Centers for Superblue Miami, those artful moments must not only be impactful, but transformative, especially when the art institution in question is in a city considered a thriving art destination.

Located in the heart of Miami’s Allapattah neighborhood, Superblue is a groundbreaking, first-of-its-kind art destination specializing in large-scale installations (some interactive) for visitors of all ages. The converted 50,000-square-foot industrial space boasts a curated shop filled with artist-inspired items, and one-of-a-kind event spaces. The Miami-native brings to her role a decade of experience leading public art initiatives. Rodriguez can usually be found working closely with community partners and artists, taking calls and meeting while draped in chic black looks, edgy prints (including the punk-rock-meets-Park-Avenue-inspired knee-length camo skirt she wore to the opening of Superblue last May) and a splash of colorful details. “I take bits of creativity and bring it into my own style,” she says, “I like to dress classic with a bright pop of color on my purse and accessories.”

What makes this South Florida art influencer tick? Rodriguez sat down with AllaWay and answered all our Proust Questionnaire-inspired queries, letting us in on her greatest extravagance, what she values in life, and her most treasured possession (hint: it’s not artwork, but it does inspire joy).

1. What is your idea of perfect happiness?  
**Healthy family and friends.**
2. What is your greatest fear?  
**Losing the above.**
3. What is your greatest extravagance?  
**My job.**
4. On what occasion do you lie?  
**When it is to help or soothe someone.**
5. What is the quality you most like in a man?  
**Chivalry.**
6. What is the quality you most like in a woman?  
**Empathy.**
7. What or who is the greatest love of your life?  
**My husband.**
8. When and where were you happiest?  
**Right now. I’m proud of where I am in my career. I love my partner, and we just bought a house. All that equals happy!**
9. If you could change one thing about yourself, what would it be?  
**Any level of envy I have ever felt in my life.**
10. What is your most treasured possession?  
**My dog.**
11. What do you regard as the lowest depth of misery?  
**Being lonely.**
12. What is it that you most dislike?  
**Meanness.**
13. What is your greatest regret?  
**Not studying abroad in Europe.**
14. What is your motto?  
**Be kind.**

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# Committed to Allapattah's Future

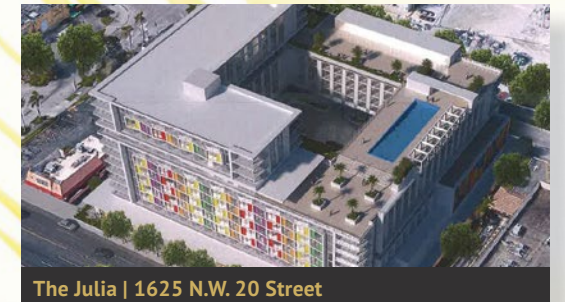
Serving clients in Miami for more than 50 years, Greenberg Traurig is honored to support *AllaWay*, a magazine for the residents and visitors of Allapattah, and pay tribute to the vision of the Neology Life Development Group.

Our firm is privileged to have facilitated the many iconic residences, hotels and commercial properties that contribute to our community's international acclaim, including the following projects in Allapattah:

- ▶ **The Julia** | 1625 N.W. 20 Street
- ▶ **Allapattah No. 17 Residences** | 1569 N.W. 17 Avenue
- ▶ **14 Allapattah** | 1455 N.W. 35 Street
- ▶ **14 Allapattah** | 1470 N.W. 36 Street

Greenberg Traurig has worked in Allapattah for years. We are committed to Allapattah's future and value its important history.

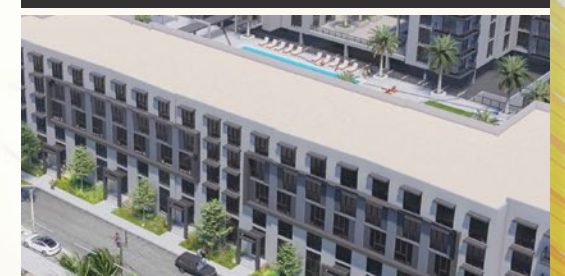
We look forward to further enhancing the area!



The Julia | 1625 N.W. 20 Street



Allapattah No. 17 Residences | 1569 N.W. 17 Avenue



14 Allapattah | 1455 N.W. 35 Street



14 Allapattah | 1470 N.W. 36 Street

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WORLDWIDE LOCATIONS

United States, Europe,  
Middle East, Asia,  
Latin America

# Shops Worth the Stop

Words by Ginger Harris.

Level up your #supportlocal game with a visit to one of these small businesses that add color and whimsy to the neighborhood.

Allapattah is one of Miami's up and coming cities. Along with it comes shopping. The kind of shopping where you're supporting local businesses and get a feel for the real Miami. When you shop these outstanding spots, you're supporting a dream someone worked to make a reality. And that reality is, these shops are so quaint, cute and necessary, you'll be happy to keep someone's dream alive by coming back time and time again.



*Boutique and Concept Store*

## FRANGIPANI

Describing itself as funky and fresh, Frangipani is a mishmash of cool finds that make for great gifts. Don't be surprised if you gift yourself things you never knew you needed along the way, too. The selection of housewares, jewelry, clothes, throws, towels, books, stationary, even pet leashes—the majority of which are likely handmade, sustainable or artistic—is just what you needed for that person who has everything. And after gifting them Frangipani's Smells Like Male Fragility and Rude Interruptions Candle, they really will have everything. And now you will, too.

2516 N.W. Second Ave., Miami 33127; 305-573-1480

## LOTUS HOUSE THRIFT CHIC BOUTIQUE

Here's your chance to stock up and save lives while doing so. For more than 15 years, Lotus House Women's Shelter in Overtown has been sheltering women and their children. Donating and shopping at Lotus House Thrift Chic Boutique directly helps those women and children and not only financially. The store has a job training program that teach those at Lotus House how to prep for the job force. It's also a spot where stores like Reformation (as in the one in the Design District) donate their overstock of seasonal inventory. But clothing is just the tip of this thrift shop, you'll also find a ton of furniture, art and a barrage of cool knick knacks to give your abode a little flavor. All while giving back to a great cause.

2040 N.W. Seventh Ave., Miami, 33136; 305-576-4112

*Donating and shopping here directly helps women and children*



## ON THE SCENE

## CIRCULAR GALLERY

Part clothing boutique, part art gallery, part apothecary, Circular Gallery in Ironside is a chic boutique that oozes sophistication. Unique fashions like 1726 graphic tees are a nice drawl for fashion plates, but once inside they'll spy unique works of art adorning the walls of Circular Gallery. Hop to the other end of the shop and you'll stumble into the Apothecary, complete with homemade candles and a refill station, so you can stock up on shampoos, conditioners and body washes without creating waste, as all products are sold in refillable containers.

7580 N.E. Fourth Ct #115, Miami



*Clothing boutique, art gallery & apothecary*

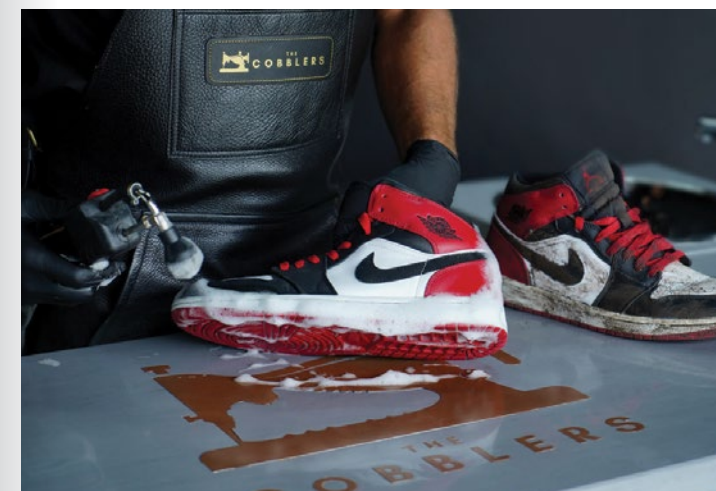


*Expert cleaning, restoration and customizations*

## THE COBBLERS

If anyone knows what it's like to walk a mile in your shoes, it's The Cobblers. This unique repair shop is known for not only repairing designer shoes, it also has a foothold on reviving designer goods like handbags. Housed in a 13,000 square foot warehouse flanked by two larger-than-life shoe statues, if you have a slight shoe obsession, be it Louboutins or Jordan's, step right this way. Expert cleaning, restoration and customizations all happen on site at The Cobblers. They'll even go so far as deconstructing a bag and turning it into a custom pair of shoes. If that doesn't make the most of all your luxury vices, we don't know what does.

6300 NE 4th Ave, Miami; 786-758-4418



# Feast Forward

Words by Sara Liss.

With **hot new eateries** that are creating well-deserved buzz, Allapattah is fast becoming the next big thing on the dining scene.



Not long ago, eating out in Allapattah meant a trip to Club Tipico Dominicano on a lively night, where dishes of traditional foods such as chivo and mangu pair with a clubby atmosphere that encourages guests to dance salsa, merengue, and bachata late into the night. The neighborhood is home to a large Dominican population and has been a hub for the community since the 1960's. But when Brooklyn restaurateur Billy Durney opened Hometown BBQ a few blocks away in 2019, which was followed by the opening of upscale Basque restaurant **Leku** in 2020, it signaled a change in the local dining scene. Now, Allapattah is home to a burgeoning restaurant orbit that includes hipster-worthy dive bars, fine dining, and decades-old mom-and-pop places that offer a bevy of options in this evolving neighborhood.

## FOOD FOR THOUGHT

Allapattah is situated northwest of downtown and west of Wynwood, encompassing nearly five square miles. Dubbed the Fruit Packing District for its produce markets and flower distributors, the neighborhood is now seeing a flurry of new investment and millions of square feet of fresh development. In 2019 Mera and Don Rubell moved their contemporary art collection from Wynwood to Allapattah to open the **Rubell Museum**, a 100,000-square-foot campus of 40 galleries and a library in what was once a former food-processing complex. When looking for a restaurant partner, they tapped a team of hospitality veterans to open **Leku**, a high-end homage to Spanish cooking, complete with the first Jospier outdoor double grill in South Florida, situated in a lushly landscaped courtyard. The ownership group includes Jeffrey Chodorow of China Grill Management;

Alejandro Mugerza of Le Basque Catering in Miami; Andreas Schreiner of Schreiner Hospitality; Terry Zarikian of the New York and South Beach Wine & Food Festivals, and Executive Chef **Mikel Goikolea**, formerly of Azurmendi Prêt à Porter. The menu focuses on refined Basque cooking spotlighting grilled meats and fish from the Jospier grill but also making forays into more complex dishes like duck foie gras terrine dusted with corn nuts and Pedro Ximenes marmalade or the pickled mussels in White Wine and Bay Leaves. The restaurant design is stunning with green and white color scheme accented with contemporary art for a whimsical-but-polished feel.

1100 NW 23rd Street, Miami, FL, 33127.  
786-464-0615. [www.lekumiami.com](http://www.lekumiami.com).



## ON THE SCENE



## FIRE IT UP

Two blocks away **Hometown BBQ** presents a more rustic experience with belly-filling Texas-style barbecue served in a 200-seat indoor-outdoor dining room carved out of the former Brother Produce warehouse space. Nordic-style white oak tables, a blue steel bar, a massive open kitchen, and even the original Brother Produce signage still found throughout the space create a fitting backdrop for pit-smoked meats like beef ribs, brisket, smoked wings, and smoked turkey. Meats can be ordered by the pound, while classic sides like mac 'n cheese and corn pudding are also available. An enviable list of craft beers pairs well with the carnivorous feast. While the daytime lunch rush crowd runs the gamut from realtors holding court over ribs and slaw to stroller-pushing parents looking to refuel after hitting Superblue, the nighttime atmosphere is more refined with waiter service and composed dishes.

1200 NW 22nd St #100, Miami, FL 33142.  
[www.hometownbbqmiami.com](http://www.hometownbbqmiami.com).



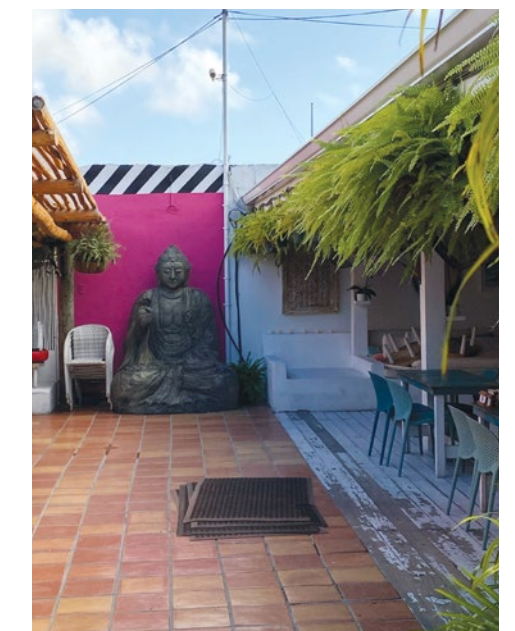
## BOHO CHIC

Over on NW 7th Ave, restaurateur and Miami Bar Group founder Cesar Morales has opened two spots that he hopes will garner the same cult status as his former Wynwood staple Wood Tavern, which shuttered during the pandemic. **Tayrona** is a colorful homage to Colombian culture and cuisine and features a spacious 3,000-square-foot patio accented with colorful Colombian pillows and a laid-back, bohemian, seaside vibe. The menu draws inspiration from Morales mother's Colombian restaurant with traditional Colombian dishes like patacón con hogao and papa criolla on the menu. The cocktail menu incorporates Colombian fruits, including passionfruit and mora (a tart, acidic version of a blackberry) and pairs them with rums and Colombian aguardiente. A few doors down the block Morales opened **Las Rosas Bar**, an unabashedly divey joint that hosts live music, karaoke nights and burlesque cabaret to drag nights. There's plenty of seating around a large curving bar, along with a pool

table, free arcade games, and a photo booth for throwback moments. It's all very pre-Wynwood feeling and raw and earnest - and the same can be said for Allapattah itself.

And while these millennial-leaning newbies have garnered much buzz, there are still those old-school ethnic places worth checking out like Cuban stalwart **Don Toston**, fried seafood at **Plaza Seafood Market** and overstuffed sandwiches from **Subs on the Run** (their steak and cheese sub is the stuff of legends) and of course **Club Tipico**, an authentic no-frills spot that stays true to its Dominican roots. They make dining in the neighborhood an exciting and delicious experience, paving the way for more interesting spots looking to make this neighborhood home.

2927 NW 7th Ave, Miami, FL 33127.  
[www.tayronamiami.com](http://www.tayronamiami.com).





# ART escape

Words by Angela Caraway-Carlton.

Hidden behind industrial buildings and in nondescript shopping centers, art abounds in Allapattah – you simply need to **know where to look.**



Driving through Allapattah, plump with fruits stands, mom-and-pop businesses and fashion stores, your eyes may catch a sprinkling of buildings splashed with murals. A facade bursting with bright-yellow sunflowers, or an abstract creation by the local artist known as Krave. While it doesn't yet have the fame of mural-rich Wynwood, located only a few miles away, Allapattah is home to a wealth of prominent art fittingly tucked inside industrial buildings and warehouses.

## QUALITY OVER QUANTITY

It's not how much art Allapattah currently has, as much as who it has. Heavy hitters in the art world like Don and Mera Rubell, who've been collecting since 1965, moved their private gallery from Wynwood to Allapattah in 2019, and rebranded as the **Rubell Museum**. The sprawling industrial building now houses one of the most prestigious and comprehensive contemporary art collections in the country, treating visitors to more than 7,000 works by more than 1,000 artists.

"We feel Allapattah is the perfect home for the museum because of the vibrant community, the centrality of our location, and how close we are to public transit," says director Juan Roselione-Valadez, who touts the museum's rich community programs which includes an ongoing partnership

with Miami-Dade schools and a roster of discussions with artists and art world experts. "In addition, we have fabulous amenities for the community to enjoy, including our garden, **Leku**, a wonderful indoor/outdoor Basque restaurant, and our comprehensive library."

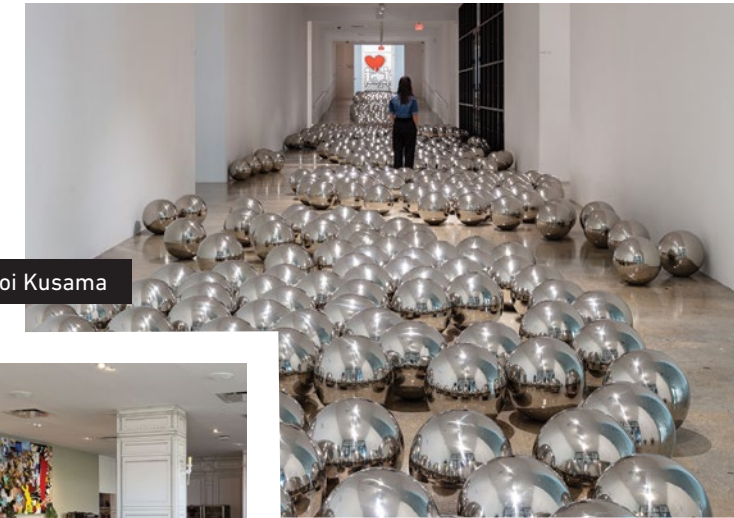
Visitors can't miss Miami artist Reginald O'Neal's paintings, Kennedy Yanko's monumental sculptures, and Yayoi Kusama's mesmerizing Infinity Rooms. "We are honored to be one of the only museums in the country with three of her major interactive works on view, each of which provides a different transformative experience. Her works are accessible and enjoyable for visitors of all ages, which goes to the heart of our mission of sharing our collection," says Mera Rubell.

Don and Mera Rubell



## ON THE SCENE

## RUBELL MUSEUM



Yayoi Kusama



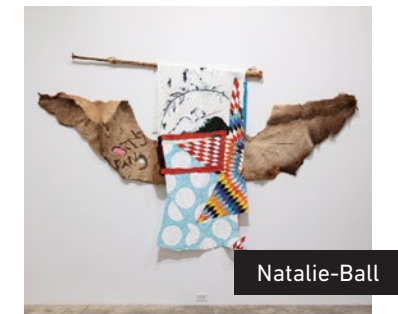
Zeipel



Leku



Reginald O'Neal



Natalie-Ball



Kennedy Yanko



Garden at Leku



Marshall-KJ



Superblue Miami

## TOP PLAYERS

### ON THE SCENE

Directly across the street sits **Superblue Miami**, the only location outside of London, where guests are greeted with an immersive world of imaginative play. Look up for DRIFT's suspended "Meadow" installation, flaunting mechanical flowers that bloom and close; then move on to teamLab's "Between Life and Non-Life" where walls of digital art, from landscapes such as growing flowers to gushing waterfalls, respond to guests' touch and movement; and find your way through Es Devlin's mirrored maze. Even the Blue Rider café, a space made of refurbished shipping containers, is a piece of art thanks to London-based multidisciplinary artist Yinka Ilori, who created a vibrant mural and design concept inspired by Nigerian parables and West African fabrics.

Within walking distance is another gem, **Mindy Solomon's namesake gallery**. Solomon, always a trailblazer, was the first gallerist to open in the neighborhood in April 2021. "I love that I am a pioneer," says Solomon. "I moved here because I admire the industrial feel of the neighborhood and the abundance of possibilities." Inside the intimate yet well-designed space, Solomon has fashioned a robust programming, particularly for the upcoming summer. "I follow my passion aesthetically, searching for unique thought-provoking pieces," she says. Solomon is most excited about the show

"Hospitality Suite," featuring a large group of female artists addressing our sense of self and feelings of isolation, which will be followed by a solo show by a male Ghanaian artist, and a group show of male artists entitled "Men Who Paint Flowers," exploring sensitivity and vulnerability.

Other notable places that are crucial to this art-centric neighborhood are **Espacio 23**, a contemporary art space that's named for its locale on Northwest 23rd Street. Inside the grey-hued industrial warehouse, you'll discover the personal art collection of Related Group's Jorge Perez, apartments for artists in residence, and thought-provoking exhibitions like the current display of works by African and African Diaspora artists. Daniel Maman, a heralded gallerist and art dealer from Argentina, recently moved his gallery, MAMAN Fine Art Miami, from the Design District. His Allapattah gallery showcases a large collection of Latin American art, while his daughter Lucía, who is an artist, also uses the space as her studio. Another spot worth seeking out is Rubber Stamp Art Projects, that's hidden away on the second floor of a non-descript shopping plaza. This gallery offers the chance for the community to immerse themselves in art classes, and they provide the space and opportunities for contemporary visual artists to show their work to the public.



Mindy Solomon Gallery



Entrance Lobby & Facade mural by the artist Bollee Patino.

**“The Be Yourself series is about having the confidence to be yourself and not follow the crowd. Have the courage to conquer your dreams, make forward moves without the worry of social acceptance”.**

Bollee Patino



Gym mural by the Cuban-American artist Carlos Navarro.



## ART, AMPLIFIED

Even the apartment buildings have artistic flair. Neology Life Development Group recently opened its first luxury rental apartment building, No.17 Residences, where Cuban-American pop artist Carlos Navarro painted murals on each floor’s elevator landing. Every floor features a different brightly colored backdrop with inspirational quotes and animated characters, and his graffiti-style piece “Strength” in the gym signifies the physical and mental strength that it takes to care for your health. For Navarro, it was the chance to connect with the community. “One day, a mom was leaving with her daughter, and we said ‘hello’. A

little while later she came back because her daughter, who wants to be an artist, wanted to see the mural again. I let her draw on the wall while I was working.” Navarro says of the interaction. “If you can touch the community, by adding a human element to real estate, that’s important.”

Further proof that the neighborhood will continue to swell on an international scale, Swedish photography museum, Fotografiska, plans to open an outpost in a mid-century warehouse near the Rubell Museum in mid-to-late 2023. Allapattah is on view—and the global art world is watching.

**“If you can touch the community by adding a human element to real estate, that’s important”.**

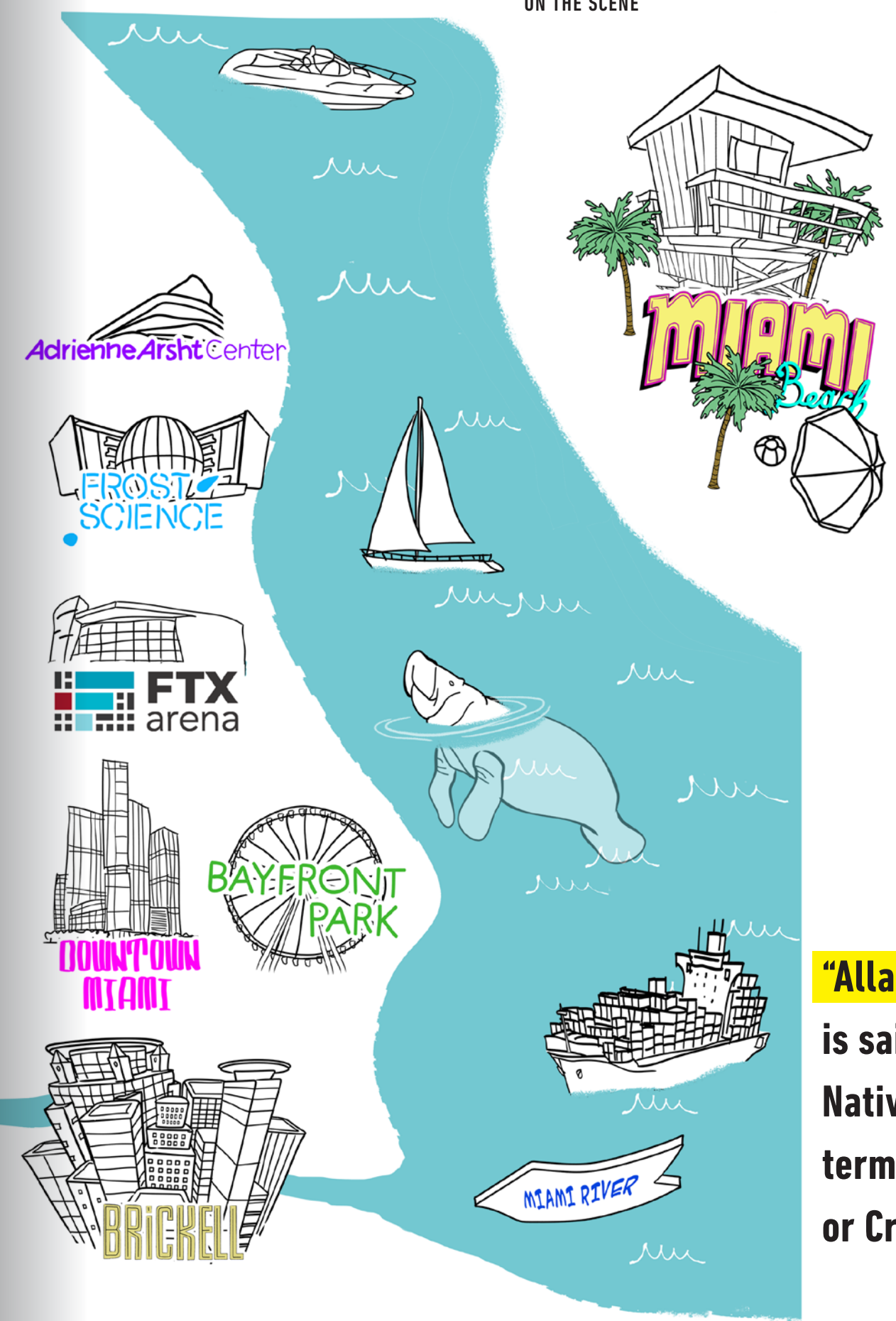
Carlos Navarro

# ALLAPATTAH Miami



Map illustrated by Oscar Senonez.

## ON THE SCENE



**“Allapattah”** is said to be a Native American term for Alligator or Crocodile.



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**A historic neighborhood, rich in culture and heritage.  
A vision for development and growth in the community.**



FEATURES

# On the Rise

Words by Jenny Starr Perez. Photography by Nick Garcia.

**Real Estate powerhouse**  
**Lissette Calderon** leads the charge to improve Allapattah with new developments that enhance the neighborhood, while paying homage to its colorful, vibrant culture.

It's been said that power is not something that is given but taken. In the case of Miami developer Lissette Calderon, the adage rings true, in a way. Calderon is the quintessential modern multi-hyphenate businesswoman/wife/mother. But she is also one of the city's most lauded visionaries, spending the last two decades making moves in the boys' club that is Miami's ever-evolving real estate scene, a role she cherishes and has navigated on her own terms since opening Neology Life Development Group in 2003. "I try to be the person who young girls and minorities can look up to" she says. "I have a system that incorporates both working hard and smart. By that, I mean supporting the people and businesses that reside in the neighborhoods I build in."

After breaking ground on Neo Lofts, one of the first major projects along the Miami River and a purveyor of the now-popular loft living concept, Neology Life would go on to add almost 2,000 units to the Miami skyline, mainly in the Miami River District where she went on to complete NeoVertika and later a rebuild of the 199-unit Pier 19 Residences & Marina in 2019, adding flair to an area whose renaissance Calderon influenced first-hand. "I wanted to change the paradigm and redefine waterfront living to mean riverside living," she says. "We filled every unit in each river property almost immediately."

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## FEATURES

### THE DAWN OF A NEW AGE

The "Queen of the Miami River" soon set her sights on a new opportunity to improve an often looked-over Miami neighborhood, Allapattah.

"Looking at it from a macro-economic standpoint," Calderon explains, "I could not understand why Allapattah had been forgotten for so long when it is a proverbial 'hole in the donut', meaning all these other burgeoning areas like Wynwood and Miami Design District and even Little Haiti with booming businesses were close by. You have the best job opportunities in the city available nearby in the neighboring health district, downtown, Brickell, and even the airport district nearby — all places that provide real employment opportunities. And then you have this forgotten neighborhood in the middle of it. One that happens to also have mass transit (two Metrorail stops and easy access to the expressway) blazing through it."

Allapattah is the one of the last relatively untouched neighborhoods within Miami in terms of development, and there is still an authenticity to the area that resonates with Calderon's innate affection for Miami nostalgia. Now, she can count her passion for redefining urban neighborhoods in South Florida through lifestyle-driven residential and commercial development as directly instrumental in the rise of another of the city's historic areas, where she currently has several projects in the works. The first, No. 17 Residences Allapattah, was completed in 2021, and is a love letter to the neighborhood.

Incorporating Miami-inspired neon details and sleek design, the building also nods to Allapattah's burgeoning art scene, with exclusive commissioned murals by artists Bollee Patiño and Carlos Navarro gracing different spots on the property. "Art beautifies not only the building but the community," Calderon says. "In this case, those murals are symbolic of our long-term commitment to the area." Another commitment is to local creatives. "You don't have to travel all over the world to find wonderful artists. Miami has so much talent."

The city also has a rich history influenced by women, including the one whose name graces Neology's forthcoming property in Allapattah. "No. 16, also known as The Julia, was named after Julia Tuttle, one of the pioneering female Floridians. We are experiencing such a remarkable time for women all around the world and Miami is no exception. Voters elected our first female county mayor, Daniella Levine Cava. As one of the few women developers, I felt the Julia—set to open in 2023—would be a testament to our region's great women predecessors."

**"When you love what you do, it doesn't feel like work."**

Lissette Calderon



### KEEPING IT REAL

As part of her business ethos, Calderon sees to it that each property backed and built by Neology Life Development retains elements that pay homage to the neighborhood, while embracing modern amenities that are on par with the attainable luxury residents have come to expect. In fact, Calderon considers this as one of the secrets behind the popularity of her buildings and in no place is more prevalent than Allapattah. "I thought that if someone comes in and reimagines Allapattah not for what it is but what it can be — staying true to the authenticity of the neighborhood — it guarantees great success. No. 17 is proof of that. It has shown that if you do something right and it speaks to the neighborhood it will work." Boasting modern amenities like shareable workspaces, large screen TVs, and game tables in the lobby, WiFi in every corner of the building, and an expansive pool deck highlighting jaw-dropping views of the city. It's no wonder that the Neology property has all units rented.

"Whether you are sipping tea or coffee on the spectacular rooftop terrace, playing pool in the lobby, reading in the urban garden, walking your pup in our private dog park, or lounging on the pool deck, there is something for all residents to enjoy and be proud of," Calderon tells us.

Along with The Julia, Neology Life Development has also begun work on its next residential project in Allapattah, aptly named No. 14., soon to break ground on the corner of NW 36th Street. The development company will have close to 1,000 units in the neighborhood by 2023 ready for new residents to live and thrive in Allapattah, aligning with Calderon's vision of what this next important Miami lifestyle hub can be.

"Every single project I've built, from Neo Lofts, which stands as the Grande Dame of 'river living', to No. 17, which exemplifies the best that Allapattah has to offer, has always been about creating something that serves as beacon of hope for the next generation, and the idea that they too can accomplish it if they work hard enough."

Calderon then repeats her own preferred often-used adage: "When you love what you do, it doesn't feel like work."

# Allapattah: A History

Words by Paul S. George, Ph.D.

Renowned historian Paul S. George, Ph.D takes us on a [tour of Allapattah's storied past](#), that now shapes its dazzling days ahead.



As Miami's center city neighborhoods go, Allapattah has been, until recently, largely overlooked by investors who have otherwise invested heavily in other bustling areas like Wynwood, Design District, Brickell, and Little Havana. This is not the case today, however, as this community, ideally located and informally defined by borders stretching from Northwest 7th to Northwest 27th Avenue, and from S.R. 112 to the Miami River, is seeing significant new investment and development in several quarters.

The name "Allapattah" is said to be a Native American term for Alligator or Crocodile. Clearly, Allapattah rests in a place, on the north bank of the Miami River, where these reptiles roamed.

Referred to as the Allapattah Prairie in early 1900s newspaper accounts of activities there, the small community of settlers who comprised it counted among their ranks the pioneering Wagner family on its eastern edge and the Braddocks, whose descendants included longtime county school board member Holmes Braddock, farther west. At the beginning of the 1900s, "Braddock's Corner" referred to an area of activity at the intersection of today's busy N.W. 17th Avenue and 20th Street.

Virtually everyone in the sparsely populated area farmed, thanks to the region's rich soil. Crops included tomatoes, eggplant, guava, pineapples, and citrus. Amazingly, farming was still active as late as the 1950s in an

## FEATURES



area near the north bank of the Miami River, slightly west of N.W. 17th Avenue.

Limited development in Allapattah followed the entry of oil and railroad baron Henry M. Flagler's railroad into Miami in 1896, which birthed, in the same year, the City of Miami; two years later, Flagler built a 9-hole golf course, on N.W. 11 Street near N.W. 12th Avenue. A dozen years later, in 1910, Highland Park, one of the young City of Miami's first suburbs, opened on the west side of today's Northwest 7th Avenue and 11th Street amid much hoopla. Soon after,

on the city's 15th birthday in July 1911, astonished Miamians and visitors witnessed an aerial exhibition by Howard Gill in a Wright Brothers' airplane flying over the Flagler golf course.

Around 1915, Glenn Curtiss, holder of pilot license number one and a speed record holder with race cars, opened a flight training school around today's N.W. 20th Street near 17th Avenue. By then, John Sewell, Miami third mayor, had built a palatial three-store home overlooking from afar the Miami River. Today this singular

creation is part of the University of Miami's Sylvester Cancer Center, amid the massive Health District that has emerged since 1916, when the nascent city hospital moved from an address near today's Biscayne Boulevard and Northeast 8th Street to the piney woods. Two years later, the hospital was overflowing with victims of the "Spanish Flu" pandemic, necessitating the erection of tents for additional patients on the grounds surrounding the facility. In 1924, the hospital was renamed Jackson Memorial Hospital in honor of early Miami's most famous physician, Dr. James Mary Jackson, who had died a few months earlier. As the decades unfolded, Allapattah would host one of the largest medical complexes on the east coast of the United States, the aforementioned Health District.

The great real estate boom of the mid-1920s led to a radical transformation of Miami; nowhere, perhaps, was its impact more far-ranging than in Allapattah. With the Boom, which peaked in 1925, Allapattah witnessed the creation of numerous residential subdivisions while a rising retail and institutional center emerged on Northwest 36th Street and along Northwest 17th Avenue. One of the county's oldest high schools, Andrew Jackson High, today's Miami Jackson High School, opened, as did other schools and houses of worship.

## HISTORIC BUSINESSES

Most important of these businesses was Merrill Stevens Boatyard, still in business more than almost 100 years later. Other Allapattah maritime businesses of that era included Lou Nuta's boatyard, the preferred businesses for rumrunners since it outfitted their vessels with Liberty Aircraft engines, allowing them to power past Coast Guard and other police vessels attempting to apprehend them and their contraband cargo. The Ebsary family and their eponymous foundation company, standing a few blocks west of Nuta's boatyard on the north bank of the stream, were pioneers in marine construction and the laying of deep foundations. It remains an active business nearly one hundred years after its inception.





## THE EVENTFUL DEPRESSION YEARS

In the Depression Decade of the 1930s, Allapattah experienced additional development, which increased the diversity of its offerings. In the northeast corner of Allapattah arose Moore Park, which quickly became one of the city's most important athletic facilities, the home to University of Miami football games, and the Palm Festival, a New Year's Day game and the predecessor of the Orange Bowl football classic. Additionally, the New Deal's Works Progress Administration, which put millions of persons to work in building and other programs, was responsible for the construction of a first-rate tennis facility in the park.

Allapattah became more heavily urbanized in the expansive period following World War II with the growth of the Jackson Hospital Complex, the rising level of businesses on the north bank of the Miami River, and the opening of Miami Stadium in 1950, which became the spring training home of the Brooklyn Dodgers, and, in 1956, that of the Triple A Miami Marlins. By the 1960s, it was hosting the Baltimore Orioles each spring and would continue to do so into the last years of the twentieth century.

Allapattah was the venue for Donn Gardens, the first low-cost housing complex for the elderly in the southeastern United States. Located in the 1800 block of busy N.W. 28th Street, this facility opened in 1961. Three years later, the Abe Aronovitz Villas, also for the elderly, opened across the street from it. In the meantime, Northwest 36th Street became a storied neighborhood "main street" filled with retail, professional offices and institutions. Other businesses of note on that thoroughfare included Orange Blossom hobbies, Woolworth's, a movie theater, J. Byrons Department Store, Singletary's Restaurant, a Bank of America branch, and a dental office.

Just north of Northwest 36th Street, State Road 112, one of the first segments of a massive expressway system, opened in 1962, moving motorists from the airport to Miami Beach and many points in between.

## THE IMPACT OF ADDITIONAL TRANSIT CONNECTIONS

Metrorail is a limited rail network of twenty-two miles, which sweeps through the northern sectors of the county. The rail began operating north of downtown Miami in 1985, after completing the southern leg, stretching from the DadeLand area to downtown in the previous year. Allapattah offers three Metrorail stations: Santa Clara, Allapattah, and Earlington Heights. Decades after its inception, these stations have assumed new importance with the Santa Clara station serving as the stop for persons visiting the newly-opened Rubell Art Museum and the Farmers Market, a part of which will be replaced by a large mix-use development. The Allapattah Station, in recent decades, has witnessed large scale residential development east of it. Standing on the northern edge of Allapattah, Earlington Heights is the transfer station for many riders coming and going to the airport on Metrorail's Orange Line.



## THE CONTINUING DEVELOPMENT OF THE HEALTH DISTRICT

One of the largest health districts in the United States rests in Allapattah. Its anchor is Jackson Memorial Hospital, which has resided there since 1916. The massive JMH complex has drawn other players in the booming health care business, including the University of Miami and the Veterans Administration Hospital. Renowned specialty providers like Bascom Palmer Eye Clinic and the University of Miami's Sylvester Cancer Center draw patients from many parts of the world.

Near the edges of the Health District are Miami Dade College's flourishing Medical Campus and the University of Miami's Life Science and Technology Park. Additionally, the county's Lindsey Hopkins Technical College, which is wedged in between the above centers, prepares many students for careers in various areas of health care.

## A CIVIC CENTER AND MORE

On the site of the old Miami Country Club, a Miami mainstay since the 1920s, arose in the second half of the 1950s an expansive civic center with governmental offices at the municipal, county, and state levels. As it developed, the center came to include a facility for the Sheriff's Department, the Richard Gerstein Justice Building, the Miami Police Department, Cedars of Lebanon Hospital (today's U-Health), and, by 1968, the Veterans Administration Hospital. Suddenly, a quiescent area without a main north-south street running through it, was transformed into a bustling beehive of activity.

The Civic Center and Health District represent the busiest areas of Allapattah, but other quarters also resonate with activity and importance. As noted, Northwest Seventeenth Avenue and Northwest Thirty-Sixth Street were the earliest, most important commercial, professional and institutional streets, and they have remained important in the final decades of the twentieth century and beyond. In the meantime, Northwest Twentieth Street, in the same era, rose in importance with emergence of a mile-long discount clothing district. Just north of the street stands the right of way of the Florida East Coast Railway's extension, which led to the emergence of an industrial district on the edge of it.



## ADDITIONAL CHANGES

The Farmers' Market, which has been a fixture in Allapattah since the mid-1930s, has, in recent times, found itself in the sights of developers, one of whom is Robert Wennett, the builder of the iconic Lincoln Road parking garage, located at its western edge. Wennett purchased the ten acre market for \$16 million in 2016, with plans to build an elaborate mixed use complex, part of which will rise above the sheds of the old market. Wennett hired Bjarke Ingels, the Danish "starchitect," to design the new complex. The market, however, remains active with forty retailers and wholesalers operating there in 2019.

In recent years, the stunning success of nearby Wynwood has spilled over onto the eastern flank of Allapattah with the opening of another iteration of the popular Wood bar from the latter neighborhood. Wall art, which propelled Wynwood to international fame, began to appear in that area, too.

## ALLAPATTAH: TODAY AND TOMORROW

While two Miami River-oriented residential complexes of scale arose in the 1980s immediately west of Northwest 17th Avenue, they pale by comparison with the \$440 million River Landing mixed use complex that opened in 2020 on the site of the old Mahi Shrine buildings near Northwest North River Drive between 14th and 16th Avenues. Additionally, Lisette Calderon, one of the area's most prominent developers, and the builder of two widely-lauded Miami River residential complexes: Neo Loft and Neo Vertika, and her Neology Life construction firm, completed a tall apartment complex near the Miami River on Northwest 17th Avenue. In October 2021, Calderon oversaw the groundbreaking for Neology Life's Julia Tuttle, named for Miami's "Mother," which, when completed in 2023, will stand tall as a rental complex on Northwest 20th Street near Northwest 17th Avenue. Other major projects are sure to follow as Allapattah continues its transformation into an attractive, diverse neighborhood near the vital—and revitalized-- center of one of America's most beguiling cities.

# WildTimes by Elyse Held.

Florida's lush, colorful wildlife serves as **idyllic inspiration** for accessories by some of our favorite names in local and international fashion.



**#1**  
Gold metallic flamingo sandals by Sophia Webster. Available at Neiman Marcus Bal Harbour or neimanmarcus.com.



**#5**  
Ring by Patricia Costa Jewelry. Watercolor Ocean micro painting set in 18kt yellow gold with bright diamonds. Available at patriciacostajewelry.com.



**#2**  
Hibiscus print "Sara" dress by Just Bee Queen. Available at justbeequeen.com.



**#6**  
Twin fish brooch by Jean Schlumberger® for Tiffany & Co. (18k yellow gold and platinum with red pailonné enamel, emeralds and diamonds). Available at tiffany.com.



**#8**  
Rival mixed media work on paper, by Judith King. Available at judithberkking.com.



**#3**  
Men's crocodile belt by Brunello Cucinelli. Available at Brunello Cucinelli, Bal Harbour Shops or shop.brunellocucinelli.com.



**#7**  
Crocodile skin mini Capucines bag by Louis Vuitton, with agate stone detail. Available upon request at Louis Vuitton, Miami Design District.



**#4**  
Beaded Dolphin earrings with Swarovski crystals, by Deepa Gurnani. Available at deepagurnani.com.



**#9**  
Garry Grey python sneaker and White Zebra python sneaker by Fabrice Tardieu. Available at fabricetardieu.com.

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Coral Gables, FL  
**Confidential**  
46,320 sqft office built in 1999/2001  
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