



SEA, SAND AND SUNSHINE

Best of Florida Luxury Properties



Can you really live in the clouds with your feet in the water? Absolutely.



Posh resort or dream home? See why businesses and families alike are moving to Florida, where city living meets fun in the sun. Properties clockwise: Five Park (top left), Olara Residences, The Ritz-Carlton Residences, Palm Beach Gardens

INSIDE



Change of Scenery
Financial companies, tech firms and businesses across industries are moving offices from northern states to the Sunshine State.

PAGE R8



Visitors Most Welcome
Luxury condominiums offer residents sweet accommodations they can reserve for visiting family and friends — but there are rules.

PAGE R10

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The hunt for coastal luxury must-haves

by Julie Bennett

Boat docks and slips are becoming some of the biggest selling points for waterfront condominium projects in Florida — whether buyers own boats or not. From Fort Lauderdale to Jupiter, developers are converting sites that once housed a scuba diving shop, a raucous bar and a seaplane landing site into luxury condominiums that also have homes for watercraft. At the largest project, a beloved hotel is being transformed into stunning residences with docks already in place that boaters are snapping up.

FUTURE PERFECT

The Ritz-Carlton Residences, Palm Beach Gardens, was designed by boat lovers, too, according to Joey Eichner, senior vice president of Catalfumocompanies, who often goes fishing with company founder Daniel Catalfumo. “Local boaters know about the 14 acres on the Intracoastal we purchased a few years ago, because it used to be the site of a popular restaurant and rum bar,” he says.

Now that construction has started on the project’s 106 spacious three- to five-bedroom condominium homes arranged in a trio of seven-story towers, some of those locals are returning to check out the project’s high-tech sales gallery.

The resort-style community will have its own 29-slip marina for boats from 45 feet to 75 feet in length. About a third are already reserved, Eichner reports, as are about 30% of the residences that range in price from \$4.5 million to over \$8 million.

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Independent real estate agent John True, president of Oceanfront Real Estate and Development in Juno Beach, recently sold one of the development’s penthouses to a local couple who love the views of the Intracoastal they’ll have from their top floor balconies.

“The Ritz-Carlton brand is drawing people from all over the country,” Eichner adds, “because they have stayed in hotels around the world and know the quality of The Ritz-Carlton service and food. Because our community is set up like a waterfront resort with an infinity pool overlooking the water and amenities like pickleball courts and a dog park outside and a children’s playroom inside, our buyers include people with young families.”

Local boat owners downsizing from larger homes may already have dock space in a nearby yacht club or marina. “We will also provide day docks, where a ship’s owner or crew can pick up the rest of the family for an outing,” Eichner says.