

# Tropic

FLORIDA LIVING & DESIGN

APRIL, 2016







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COLLECTION

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**SOLD**  
LAS OLAS  
ISLES

**SOLD**  
LAS OLAS  
ISLES

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## DOLPHIN ISLES What's on the market now:



**Address:** 3109 NE 23 Court  
**Description:** 6-bed, 6.5-bath, waterfront, pool  
**Size:** 6,334 Square Feet

**Asking Price:** \$3,495,000  
**Listing Agent:** Beverley Clarke  
**Company:** Berkshire Hathaway FL Realty  
**Contact:** 954 980.7175



**Address:** 2035 NE 31 Avenue  
**Description:** 5-bed, 6.5-bath, waterfront, pool  
**Size:** 5,786 Square Feet

**Asking Price:** \$2,499,000  
**Listing Agent:** Rory Vanucchi  
**Company:** Premier Estate Properties  
**Contact:** 954 667.7182



**Address:** 3200 NE 26 Street  
**Description:** 4-bed, 4-bath  
**Size:** 2,964 Square Feet

**Asking Price:** \$1,499,000  
**Listing Agent:** Claude Tant  
**Company:** Macken Realty  
**Contact:** 954 205.3853

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 in the 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, dedicated last year on Northeast 33rd Avenue. One of the best features of Dolphin Isles has to be its location. Not only is it a three-minute walk to the beach, but Birch State Park, a 180-acre swath once the estate of Hugh Taylor Birch, is located on the south end. Access to the park from the neighborhood side is currently available to neighborhood residents who purchase a yearly pass for \$60 and are given the combination to the locked entrance on the north end. With the opening of BG Coco Café at Birch State Park later this spring, residents with one of those passes will be able to stroll through the park and sit down to lunch, all without getting in a car. As far as the ocean, local residents tend to use stretches of beach from about Vista Park on the north to just past the Pelican Grand Beach Resort on the south.

Indeed, Dolphin Isles is increasingly recognized for its quiet nature and proximity to the beach. Macken Companies recognized the neighborhood as

a hidden gem and chose Dolphin Isles for its new "Beach House Collection" of four uniquely designed homes. "We look for unique buying opportunities and pay particular attention to areas that we believe would benefit from new development," said principal Alan Macken. "In our opinion, Dolphin Isles, a beachside community is nestled between the Intracoastal and the Atlantic, fits that paradigm in every way."

While residents swear by this quiet little beachside neighborhood, they do grumble a bit that Dolphin Isles lacks its own walk-to shopping, district and the nearest supermarket is either Winn Dixie at Galt Ocean Mile or Publix at The Galleria. There are places to dine out however, 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. On the north end of the neighborhood, residents walk to the new Shooters for lunch or dinner on the Intracoastal, Thasos at A1A and Oakland Park Boulevard or cross over to the new Green Bar or Lucca in the North Beach Shops area. ■



# DOLPHIN ISLES Recently closed sales:



**Address:** 3019 NE 20 Court  
**Description:** 5-bed, 7.5-bath, waterfront, pool  
**Size:** 6,942 Square Feet

**Asking Price:** \$3,995,000  
**Sold Price:** \$3,880,000  
**Listing Agent:** Rory Vanucchi  
**Company:** Premier Estate Properties



**Address:** 2024 NE 22 Street  
**Description:** 3-bed, 3-bath, waterfront, pool  
**Size:** 2,670 Square Feet

**Asking Price:** \$1,995,000  
**Sold Price:** \$1,700,000  
**Listing Agent:** Julie Jones Bernard  
**Company:** Florida Luxurious Properties



**Address:** 1915 NE 33 Avenue  
**Description:** 5-bed, 3.5 bath, pool  
**Size:** 3,225 Square Feet

**Asking Price:** \$1,039,000  
**Sold Price:** \$970,000  
**Listing Agent:** Mark Meyers  
**Company:** Mollie McClure Meyers Inc.

## Crib Notes: DOLPHIN ISLES

**Birch State Park** Considered Fort Lauderdale's version of New York's Central Park, the "real Florida" still exists in this long and slender 180-acre state park. Originally Terramar, the estate of Chicagoan Hugh Taylor Birch, this pristine bit of natural Florida was donated to the State in 1941. With 500 species of trees and plants, this park is easily walked or biked and Segway tours are available. This is also the spot to rent a kayak or paddleboard for a day's adventure on the ocean, just across the street.

Birch State Park, East Sunrise Blvd. at A1A

**BG Coco Cafe** Alright, alright... we know it's not completely open yet, but this one is going to be worth crowing about. Located just behind Birch State Park's beachfront entrance on A1A, BG Coco Café is due to open early summer and will be serving a full menu outside with items like Atlantic wahoo fish dip, conch fritters, beach burgers and more. After decades with no restaurant or snack bar, this is a most welcome return!

Birch State Park, A1A just north of E. Sunrise Boulevard

**Sandbar Grille** Decidedly low key, this tiny establishment is absolutely perfect for beachwear and flip flops. Looking for caviar sandwiches and Veuve Clicquot? Go elsewhere. Looking for delicious flatbreads and an icy cold Corona with a wedge of lime? This is your place. Best of all: it is located as close to the waves as allowed by law. Nothing between you and the ocean but a cool breeze.

Sun Tower Hotel, 2030 N. Ocean Boulevard



A low-key lunch at Sandbar Grille. What a view.



So You're Thinking of Living On...

# Dolphin Isles

Text Sybil Robert



The Alagón rests in all its mid-century glamour on the banks of the Intracoastal Waterway at the north end of Dolphin Isles

Dolphin Isles is but one of 80 different neighborhoods in the sprawling city of Fort Lauderdale. And while some neighborhoods come with instant name recognition like Harbor Beach or Rio Vista, others are smaller and less well known.

One of these hidden little neighborhoods is Dolphin Isles. Developed starting in the mid-1950s, this waterfront neighborhood hugs the Intracoastal Waterway with a series of nine secluded bays on its western edge and stops at NE 33rd Avenue on its eastern edge. Originally platted with street names like Tarpon and Saillfish, Dolphin Isles has over 100 homes on the water. And with no fixed bridges between these homes and the open Atlantic, these waterfront properties continue to increase in value. The neighborhood is a mix of single-family homes with multi-family homes on its eastern and northern edges. Fabulous vintage condominium and co-op complexes are sprinkled at its northern edge, including The Alagón, Marlin Bay, Le Cercle and a few others.

Visions of old Florida still exist here with sweet, one-story homes lining the wide canals with names like Cero Bay, Lake Crevalle and Snook Bay. Mixed in on each of the waterfront streets are the mansions of the last boom. Mostly built between 2000 and 2007, these large homes usually have between

3,500 and 7,000 square feet as opposed to the 2,000 square foot average of the older homes. Many of these original homes have been completely renovated and are in pristine condition. In terms of landscape, the look is manicured without veering toward fussiness. There are still quite a number of mature mango and avocado trees in the neighborhood and landscaping on private properties tends to be well looked after.

**The Dolphin Isles neighborhood has over 100 homes on the water. And with no fixed bridges between these homes and the open Atlantic, these waterfront properties continue to increase in value.**

Lately the biggest excitement in Dolphin Isles is not technically in the neighborhood, but just to its east on the beach. Rising on the multi-acre spot of the old Ireland's Inn is Auberge, a curvaceous, two-tower condominium project many years in the making. This extraordinary, oceanfront condominium promises to invite the neighbors in to dine at its world-class restaurants and Auberge Resorts-managed spa.