



## neighborhood close-up

So You're Thinking of Living On...

# Lauderdale Beach

Text Sybil Robert



One of the semi-hidden, sandy walkways leading to the quiet stretches of sand in the tiny neighborhood of Lauderdale Beach.

ONE OF THE MOST SOUGHTAFTER neighborhoods in the city is Lauderdale Beach, tucked between A1A and the Atlantic Ocean between NE 23rd Street and East Oakland Park Boulevard. Just 3 blocks wide at its north end and only 5 blocks long, this quiet, 40-acre neighborhood is well known for its seaside location and its unique mix of architecture. Properties on Lauderdale Beach have continued to increase in desirability and value due in large part to supply as well as their location. With fewer than 200 single-family homes, 25 percent of which occupy oceanfront lots, opportunities to buy in Lauderdale Beach are limited at best.

Originally platted prior to the great hurricane of 1926, Lauderdale Beach was envisioned as a bedroom community of modest, seaside properties large enough for winter visitors and other part-time residents. However, building was sluggish until the 1950s, when service members and their families began moving to Fort Lauderdale en masse.

Not surprisingly, waterfront neighborhoods were — and remain — among the most sought-after. By 1969, 70% of lots east of A1A had homes on them, most lining North Atlantic Boulevard and Center Avenue, which run north and south the length of the neighborhood. In those days, mid-century modern homes seemed almost to bow reverently at the foot of Sea Tower at the neighborhood's center. Designed by renowned architect Igor Polevitzky and completed in 1957,

this 11-story, boomerang-shaped co-operative literally towers over its neighbors, offering residents commanding views of Vista Park and the Atlantic Ocean beyond from deep, cantilevered balconies finished with iconic, zigzag railings.

Much like Malibu Beach, California before it, many of the 1-story, oceanfront homes here have been demolished to make room for 2- and 3-story homes, many occupying multiple lots.

Like many waterfront neighborhoods, Lauderdale Beach has, until recently, been known for modest, single-story homes. Most had three or fewer bedrooms and less than 2,000 square feet on 8,000-square foot lots. However, the rush to build larger homes for the luxury market has taken the neighborhood by storm over the past 15 years or so. Much like Malibu Beach, California before it, many of the 1-story, oceanfront homes here have been demolished to make room for 2- and 3-story homes, many occupying multiple lots. Whether you approve or not, the trend has transformed North Atlantic Avenue and has attracted developers and well-heeled buyers interested in luxurious, oceanfront homes. On the upside, the boom has brought with it a design-savvy aesthetic characterized



## Lauderdale Beach What's on the market now:



**Address:** 2840 N Ocean Blvd Apt 408  
**Description:** 1-bed, 1-bath, oceanview, pool  
**Size:** 780 Square Feet  
**Asking Price:** \$309,000  
**Listing Agent:** Michele Miserez  
**Company:** Interocean Realty Inc  
**Contact:** 954 309.5342



**Address:** 3030 N Ocean Blvd #S106  
**Description:** 3-bed, 3+bath, pool  
**Size:** 2,306 square feet  
**List Price:** \$1,450,000  
**Listing Agent:** Adam Adache  
**Company:** Adache Real Estate  
**Contact:** 954 566.7400



**Address:** 2312 N Atlantic Blvd  
**Description:** 4-bed, 4-bath, oceanfront, pool  
**Size:** 2,830 square feet  
**List Price:** \$3,850,000  
**Listing Agent:** Carlo Gambino  
**Company:** Douglas Elliman  
**Contact:** 305 467.1677

by a more modern architectural style with clean lines, floor-to-ceiling glass and all the high-end amenities luxury buyers expect.

However, the trend towards modern design is not limited to single-family homes. As has been covered by *Tropic* in the past, the Auberge Beach Residences & Spa is nearing completion just south of the neighborhood at NE 23rd Street where the Ireland's Inn once stood. This two-building, luxury condominium pairs a taller south tower abutting The Palms with an elegantly

**Lauderdale Beach finds itself flanked by two high-end residential projects, the curvilinear, two-towered Auberge directly on the Ocean at its southern end, and the luxury, 30 Thirty North Ocean development at its northern tip.**

sweeping north tower designed to scale the project down as it meets its Lauderdale Beach neighbors. With prices beginning near a \$1,000 per square foot benchmark, it means higher property values for the neighborhood and additional amenities nearby. On the other end of the neighborhood, 30 Thirty North Ocean, a luxury condominium development is rising at A1A and Oakland Park

Boulevard. Contemporary in style, these condominiums will feature a resort-style pool and clubhouse, fitness center and upper units will offer ocean views. According to Cavache Properties, unit sizes will range from 2,482 to 3,147 square feet.

Though there are not many eateries nearby, favorites near the north side of the neighborhood include Thasos on Oakland Park Boulevard near A1A, and the myriad of restaurant options in the North Beach Shops district just beyond. To the south, residents enjoy the proximity of Sand Bar at the Sun Tower hotel and North Ocean Grill at the Pelican Grand. And as the Auberge nears completion, Lauderdale Beach residents' are getting excited at the thought of dining later this year at its world-class restaurants.

Sales price for single-family homes in Lauderdale Beach averaged almost \$2,000,000 in the last year (\$649 per square foot), but that figure jumped to \$4,100,000 for waterfront homes (\$968 per square foot). At press time there were nine single-family homes on the market, the least expensive with an asking price of \$599,900 for a 2,200 square foot, 3-bed, 2-bath home on A1A. At the other end of the market is what will be a 5-bedroom, 6 1/2-bath pool home currently being built on a 15,836-square foot, oceanfront lot, and offered at \$17,995,000. Dry lot homes have sold over the last year between \$308 and \$783 per square foot, but there are currently 6 on the market with list prices between \$273 and \$894 per square foot. ■

## Lauderdale Beach Recently closed sales:



**Address:** 2840 N Ocean Blvd #306  
**Description:** 1-bed, 1-bath, oceanview, pool  
**Size:** 760 Square Feet

**Asking Price:** \$350,000  
**Sold Price:** \$350,000  
**Listing Agent:** N/A  
**Company:** N/A



**Address:** 2901 N Atlantic Blvd  
**Description:** 3-bed, 2+bath, pool  
**Size:** 1,757 Square Feet

**List Price:** \$1,575,000  
**Sold Price:** \$1,179,000  
**Listing Agent:** Mally Meyers  
**Company:** Mally McClure Meyers



**Address:** 2760 N Atlantic Blvd  
**Description:** 6-bed, 6-bath, oceanfront, pool  
**Size:** 5,970 square feet

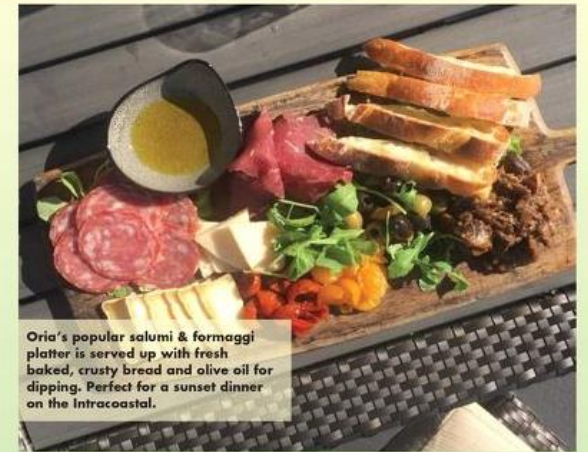
**List Price:** \$5,695,000  
**Sold Price:** \$5,000,000  
**Listing Agent:** Larry Revier and James Hoffman  
**Company:** Trust Larry Real Estate

### Crib Notes: Lauderdale Beach

**Oria Osteria & Terrazza** Recently opened in the ground floor of Il Lugano residences, Oria is simple, straightforward Italian bistro food, served in a fantastic, Intracoastal Waterway setting. Walkable for residents of Lauderdale Beach, this delightful spot offers up a tasty and generous salumi & formaggi platter, or opt for their delectable oven-roasted chicken.  
 3333 NE 32nd Avenue, Fort Lauderdale

**Thasos** Perfect any night of the week, Thasos has become a local favorite with their all white dining rooms and fabulous take on classic Greek cuisine. Friendly staff serve up incredible comfort foods like Moussaka and Pastitsio as well as fresh grilled seafood like swordfish and organic salmon.  
 3330 E. Oakland Park Boulevard, Fort Lauderdale

**Smoke BBQ** Tucked into Galt Ocean Mile's North Beach Shops, this place is tops w/ aficionados of the grill. According to Smoke's online fan base (one that grows daily) people are in love with the brisket sandwich, and when the pastrami comes out, it sells out quickly. Try the burnt ends and you'll be completely hooked.  
 3351 Northeast 32nd Street, just north of E. Oakland Park Blvd.



Oria's popular salumi & formaggi platter is served up with fresh baked, crusty bread and olive oil for dipping. Perfect for a sunset dinner on the Intracoastal.