

Tropic

FLORIDA LIVING & DESIGN

AUTUMN, 2017



So You're Thinking of Living In...

DOLPHIN ISLES

Text Mark Williams



Some of the southernmost finger isles that make up a good portion of the Dolphin Isles neighborhood along the Intracoastal. Birch State Park abuts, far right.

ONE OF THE LESSEER-KNOWN neighborhoods on Fort Lauderdale's barrier island, Dolphin Isles is tucked between A1A and the Intracoastal between NE 19th and 30th Streets. Just 3 blocks wide at its southern end and only 11 blocks long, it is shielded from view by the condominiums and apartments that line A1A. It is therefore no surprise many locals are not familiar with this quiet, 70-acre gem of a neighborhood.

Originally plotted prior to the great hurricane of 1926, the vision was to create luxurious, waterfront properties on the west side of the barrier island. Nine wide canals — with names like Lake Crevalle, Snook Bay, and Cero Bay — were dredged along the Intracoastal to create the 10, stunted finger streets that almost seem to have floated away from similar peninsulas off Coral Ridge to their west. As Dolphin Isles began to be developed in the mid-1950s, the growing popularity of fiberglass boats helped make the dream of waterfront living a real possibility here. Ninety single-family, waterfront homes were eventually constructed lining streets with evocative names like Tarpon Lane and Sailfish Drive. And with no fixed bridges between these homes and the open Atlantic, waterfront properties in Dolphin Isles have continued to increase in desirability and value. Though a fair number of vintage condominium and co-operative complexes —

including The Alagon, Marlin Bay, White Egret, and others — are common at the edges of Dolphin Isles, single-family homes occupy most of the plots here. Originally plotted to include only 750 single-family homes, today the

Though a fair number of vintage condominium and co-operatives — including The Alagon, Marlin Bay, White Egret — are common at the edges of Dolphin Isles, single-family homes occupy most of the plots here.

neighborhood boasts more than 425 condominium, 100 cooperative, and 50 apartment units as well. While most of the more modest waterfront homes were demolished to make way for much larger homes during the building boom of the early 2000s, many of the landlocked homes have instead been renovated in the last decade or so, giving Dolphin Isles an 'updated vintage' charm. Many homes are lushly landscaped with drought- and salt-tolerant native species that complement the 1950s-era mango, avocado and palm trees. Meticulous maintenance perpetuates the illusion of an effortless, tropical lifestyle of those lucky enough to call Dolphin Isles home.

Dolphin Isles What's on the market now:



Address: 1914 NE 31st Avenue
Description: 3bed, 2bath
Size: 1,747 Square Feet

Asking Price: \$829,000
Listing Agent: Sue Carlozzi
Company: R.C. Realty, Inc.
Contact: 786 247.5040



Address: 3009 NE 19th Street
Description: 4-bed, 3-bath, waterfront, pool
Size: 3,564 Square Feet

Asking Price: \$2,495,000
Listing Agent: Beverley Clarke
Company: Florida Luxurious Properties
Contact: 954 980.7175



Address: 2516 NE 32nd Avenue
Description: 4bed, 4-bath, pool
Size: 2,796 Square Feet

Asking Price: \$1,575,000
Listing Agent: Jodi Macken
Company: Macken Realty, Inc.
Contact: 305 525.3515

Residents swear by this quiet little beachside neighborhood, and with good reason. Limited entry points from North Ocean Boulevard and Oakland Park Boulevard mean that Dolphin Isles – unencumbered by regular through traffic – tends to be extremely quiet. One of its best features has to be its location, just a few blocks west of a beautiful stretch of quiet beach. In addition to seaside fun, Birch State Park, the 180-acre swath once the estate of Hugh Taylor Birch, is located just to the south of Dolphin Isles and offers all manner of recreational opportunities. Many residents purchase yearly passes, which grants them access via the park's locked, north entrance. With the opening of Park & Ocean café last year inside Birch State Park, residents with one of those passes now have another route to their new favorite luncheon spot.

Though there are not many eateries nearby, favorites on the south side of the neighborhood include Sand Bar at the Sun Tower hotel and North Ocean Grill at the Pelican Grand. On the north end of the neighborhood, residents enjoy the proximity of Shooters on the Intracoastal, Thassos on Oakland Park Boulevard near A1A, or any number of restaurant options in the North Beach Shops area just beyond. And as the Auberge rises from the sand where the Ireland's Inn once stood, residents are excited for the world-class restaurants that property promises to open.

Sales price for single-family homes in Dolphin Isles averaged almost \$1,400,000 in the last year (\$440 per square foot), but that figure jumps to \$2,700,000 for waterfront homes (\$558 per square foot). At press time there

One of its best features has to be its location. Just steps to a quiet stretch of beach, Dolphin Isles abuts the 180-acre Birch State Park, offering all manner of recreation as well as its new, Park & Ocean café.

were 7 single-family homes on the market, the least expensive with an asking price of \$669,900 for a 1,828 square foot, 2-bed, 2 1/2-bath home with original kitchen and bathrooms. At the other end of the market is a renovated 3,564 square foot, 4-bedroom, 3-bath pool home with 100 feet of dockage offered at \$2,495,000. Updated pool homes on the water have sold over the last year between \$433 and \$1,044 per square foot, but there are 3 currently on the market with list prices between \$396 and \$653 per square foot. ■

About the author: Mark Williams worked for fourteen years in consumer credit and mortgage lending before joining Castelli Real Estate Services.

Dolphin Isles Recently closed sales:



Address: 3021 NE 23rd Court
Description: 3-bed, 3-bath, waterfront, pool
Size: 2,346 Square Feet

Asking Price: \$2,795,000
Sold Price: \$2,450,000
Listing Agent: James Morlock
Company: Fidelity Real Estate, LLC



Address: 3109 NE 23rd Court
Description: 6-bed, 7-bath, waterfront, pool
Size: 5,867 Square Feet

Asking Price: \$2,990,000
Sold Price: \$2,745,000
Listing Agent: Beverley Clarke
Company: Florida Luxurious Properties



Address: 3012 NE 20th Court
Description: 4-bed, 4+ bath, waterfront, pool
Size: 4,239 Square Feet

Asking Price: \$3,695,000
Sold Price: \$3,430,000
Listing Agent: Albert Niels
Company: One Sotheby's International

Crib Notes: Dolphin Isles

Thasos

Thasos, with its casual bar seating, more formal tables and relaxed loggia seating has returned after a short stint as Nisi. For a second time, Thasos has become one of Fort Lauderdale's hottest, "go-to" spots for simple but lively evenings of fire-grilled octopus or perhaps moussaka, accompanied by, what else? A bottle of Assyrtiko from Santorini. 3330 E Oakland Park Blvd.

Smoke BBQ

Truly good barbeque is very hard to find, but when you find a place that "gets it" you stick with it. Smoke BBQ is that place on Fort Lauderdale's barrier island. 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.

Ocean 2000

The Pelican Grand Beach Resort has a little something over Fort Lauderdale's Central Beach resorts: It's on the east side of A.I.A. ... on the sand. And boy do they take advantage of that setting. Breakfast, lunch and dinner are served on a grand, turn-of-the-century style porch just steps from the pounding surf. Want to be a bit closer? Request one of the special tables set right into the seagrass bluff on the beach. 2000 N. Ocean Boulevard, in the Pelican Grand Beach Resort



Zucchini chips with a cool, Tzatziki dip, one of the mouth-watering starters at the newly re-opened Thasos.