

THE RELOCATION EDIT · 2026

FORT LAUDERDALE LIVING

A refined local guide to neighborhoods,
waterfront life, dining and the move.

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A city where the water shapes the day.

Fort Lauderdale feels polished without losing its ease. Mornings begin along the Atlantic, afternoons move between the Intracoastal and Las Olas, and evenings can be as relaxed or as elevated as you want them to be.

For a move, the real decision is not simply “Fort Lauderdale.” It is the version of the city that fits you: walkable and social, quiet and residential, yacht-ready, beach-close, or tucked into a distinctive local community.

“The right neighborhood should match the life you want to live after the boxes are unpacked.”

I created this guide as a concise starting point. When you are ready, I can help compare neighborhoods, property types and the details that matter in coastal South Florida.

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Seven neighborhoods, seven ways to live

Las Olas

Urban, polished and highly walkable around dining, galleries and the New River. **BEST FOR:** an active, car-light lifestyle.

Colee Hammock

Historic, intimate and tucked beside Las Olas, with mature trees and distinctive homes. **BEST FOR:** character and a quiet address near the action.

Harbor Beach

Prestigious waterfront living near the inlet, with private docks and ocean access in select locations. **BEST FOR:** serious boating and privacy.

Lauderdale-by-the-Sea

A low-rise beach-town atmosphere with a walkable core and an easygoing coastal pace. **BEST FOR:** beach-first living with small-town charm.



Victoria Park

Leafy residential streets close to downtown and the beach, with a relaxed city-neighborhood feel. **BEST FOR:** central convenience with breathing room.

Coral Ridge

Established and residential, with convenient access to shopping, schools and the Intracoastal. **BEST FOR:** space, convenience and a neighborhood rhythm.

Wilton Manors

Welcoming, energetic and community-focused, centered on a lively dining and nightlife district. **BEST FOR:** social energy and local identity.

Coastal ease with a cosmopolitan edge.



Boating & yachting

Canals, the New River and the Intracoastal make the water part of everyday life. For waterfront buyers, dock, seawall, canal depth and bridge clearance matter as much as the house.

Beaches

From Fort Lauderdale Beach to Lauderdale-by-the-Sea, the coast supports morning walks, swimming, paddleboarding and a year-round outdoor rhythm.



Las Olas

The boulevard is the city's social spine: restaurants, boutiques, galleries and cafés connect downtown to the beach.

Arts & culture

Riverwalk, museums, historic homes, galleries and live performance add depth beyond the sand and water.

DINING WORTH PLANNING AROUND

Greater Fort Lauderdale is now in the MICHELIN conversation.

The 2026 MICHELIN Guide covers the full state of Florida. Greater Fort Lauderdale has five recognized restaurants.

Chef's Counter at MAASS

• 1 Star

A 14-seat counter for precise, globally inflected elevated American cooking.

Larb Thai-Isan

• Recommended

Family-run Thai-Isan flavors in an unassuming north Fort Lauderdale setting.

Evelyn's

• Recommended

Mediterranean-inspired dining with Florida seafood and seasonal produce by the beach.

Heritage

• Bib Gourmand

Neapolitan- and Sicilian-inspired pizza, pasta and soulful Italian cooking.

Daniel's, A Florida Steakhouse

• Recommended

A polished steakhouse with premium cuts and a distinctly Florida point of view.

Know the market. Then inspect the **property-specific details.**

\$650K

SINGLE-FAMILY MEDIAN

+4.0%

YEAR OVER YEAR

4.1

MONTHS OF SUPPLY

~40

DAYS ON MARKET

Broward County single-family medians supplied for this guide; individual neighborhoods and properties may differ materially.

Check the flood zone early

Review the property's current Federal Emergency Management Agency flood designation, elevation information and prior flood history. Broward County's latest Flood Insurance Rate Maps took effect July 31, 2024.

Quote insurance before the offer deadline

Premiums and coverage can vary by roof age, wind mitigation, openings protection, claims history, elevation and proximity to water. Ask for property-specific estimates, not neighborhood assumptions.

Treat waterfront as a system

Inspect seawalls, docks, pilings and lifts. Confirm canal depth, fixed bridges, tide conditions, setbacks and realistic ocean access for your vessel.

Plan for wind and salt

Impact protection, roof condition, drainage, exterior materials and mechanical placement deserve extra attention in a coastal climate. Budget for ongoing corrosion and storm preparation.

Understand homestead timing

An eligible Florida permanent residence may receive homestead property-tax benefits. File with the county property appraiser; the timely filing deadline is generally March 1 for that tax year.

Compare the total carrying cost

Look beyond principal and interest to property taxes, homeowner and flood insurance, association fees, landscaping, dock or seawall reserves, and routine coastal maintenance.

What could your South Florida home be worth?

Request a complimentary, property-specific home valuation and a clear next-step conversation with Giuliana.

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Selected references: Broward County Flood Zone Maps (effective July 31, 2024); Florida Department of Revenue, Property Tax Information for Homestead Exemption; Visit Lauderdale, 2026 Greater Fort Lauderdale MICHELIN Guide Restaurants. Market figures are county medians provided for this guide. This guide is informational and is not legal, tax, insurance or engineering advice.