

## South Florida luxury condo developers turn to private dining, retail as differentiators



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Why food is becoming a selling point in South Florida's luxury condo market. Enlarge Why food is becoming a selling point in South Florida's luxury condo market.

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### Story Highlights



- Bentley Residences Miami will open a resident-only restaurant by celebrity chef Todd English in early 2028.
- Alba Palm Beach partnered with Chèvre to create an exclusive gourmet market opening in spring 2026.
- South Florida luxury developers increasingly anchor private dining experiences to differentiate residential offerings.

Luxury residential developers in South Florida are increasingly turning to well-known chefs and specialty food brands to anchor private, on-property dining experiences.

Bentley Residences Miami on Jan. 23 announced plans for a resident-only restaurant led by celebrity chef Todd English. The 61-story oceanfront condominium tower, under construction at 18401 Collins Ave. in Sunny Isles Beach, said the private restaurant will be called Proper English by Todd English and is expected to debut in early 2028. It will be located on the lobby level and will be open only to residents and their guests for breakfast, lunch and dinner, according to Dezer Development, a local firm.

“Proper English by Chef Todd English will provide our residents with casual dining in a sophisticated environment and unique experiences created by a world-class chef,” Gil Dezer, president of Dezer Development, said in a statement.

English, a four-time James Beard Award winner, will curate the menu and overall dining experience. The restaurant will also offer in-residence dining, private catering and resident-only events, including chef demonstrations. Menus will rotate seasonally, with cuisine inspired by English’s interpretation of rustic Mediterranean fare.

Bentley Residences Miami, the first Bentley-branded residential tower in the world, broke ground in 2024. It will include 216 luxury condominiums with units priced from \$5.8 million.

Waterfront condominium development Alba Palm Beach announced a similar but retail-focused approach on Jan. 12, partnering with Miami-based gourmet cheese shop Chèvre to create a resident-only market that’s set to open in spring 2026.



The residence sits along the Intracoastal Waterway in West Palm Beach at 4714 N. Flagler Drive. Units are priced from just under \$3 million, according to the developer.

Alba's approximately 1,000-square-foot boutique will offer artisanal cheeses, charcuterie, specialty pantry goods, curated wines, caviar and gourmet coffee, much like the brand's original shop in Miami's Shenandoah neighborhood. Residents will have access to private tastings, personalized pairings, in-home catering and tailored boat provisions.

Kenneth Baboun, principal developer of Alba Palm Beach, said the resident-only market is designed to complement the development's lifestyle-focused amenities.

Chèvre founder Mario Naar said the Alba Palm Beach location reflects the brand's focus on curated food experiences in addition to its broader retail expansion, which includes recent openings in Coconut Grove and the Miami Design District.



A curated cheese and charcuterie board featuring artisanal cheeses, cured meats and accompaniments from Chèvre, which plans a resident-only gourmet market at Alba Palm Beach.

“Our approach has always been about pairing quality with discovery,” Naar said. “Alba embodies that same spirit of refinement, and we’re excited to create something truly special for its residents.”

Other South Florida developments have also marketed exclusive dining amenities as part of their residential offerings. These include Porsche Design Tower Miami, Residences by Armani/Casa Sunny Isles Beach, and The Ritz-Carlton Residences, Miami Beach.