



EXPLORE

The Gulf Coast

A GUIDE TO OUR TOP 25 CITIES & TOWNS

Metros

Beach Towns

Boaters Paradise



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WELCOME TO THE COAST

The Ultimate Gulf Coast Relocation Guide

From Tampa Bay to Cape Coral: Your Blueprint for the Florida Lifestyle

Moving to Florida's Gulf Coast isn't just about sunshine—it's about choosing a community ecosystem that fits your future. This guide breaks down the top 25 spots to call home, with a focus on lifestyle, resilience, and long-term value.

THE METRO HUB (TAMPA AREA)

Best for: Professionals, families, and high-energy urbanites.

1. 📍 **SOUTH TAMPA** | The Gold Standard. Historic bungalows meet luxury new builds. High walkability to Bayshore Blvd.
2. 📍 **DOWNTOWN TAMPA** | Urban Pulse. Think Water Street and the Riverwalk. Perfect for high-rise, low-maintenance living.
3. 📍 **WESTCHASE** | The Planned Classic. Manicured streets, top-rated schools, and high resale stability.
4. 📍 **CARROLLWOOD** | The Hidden Oasis. Large lots, mature oaks, and central access to everything in the city.
5. 📍 **TEMPLE TERRACE** | The River Retreat. Great value with a focus on nature and the Hillsborough River.

THE CULTURAL COAST (ST. PETE & PINELLAS)

Best for: Arts, sunsets, and "Old Florida" soul.

1. 📍 **DOWNTOWN ST. PETE** | Creative Energy. Museums, world-class dining, and a vibrant waterfront park system.
2. 📍 **OLD NORTHEAST** | Historic Charm. Brick streets and 1920s architecture. Note: Check for historic preservation codes before renovating!
3. 📍 **SNELL ISLE** | The Pinnacle. Luxury estates and quiet, manicured elegance just minutes from downtown.
4. 📍 **GULFPORT** | The Artsy Village. A quirky, laid-back "golf cart town" with a massive heart.
- 5. 📍 **CLEARWATER** | High & Dry. Known for its world-famous beach, but also offers great high-bluff elevations for natural protection.

WE'RE NOT DONE YET...



THE SOPHISTICATED STRIP (SARASOTA & MANATEE)

Best for: Culture, luxury, and manicured master-plans.

1. 📍 **PALMETTO** | The Sleeper Hit. Quiet riverfront living with incredible proximity to both St. Pete and Sarasota.
2. 📍 **LAKEWOOD RANCH** | The Masterpiece. One of the top-selling communities in the U.S. for a reason—unmatched amenities.
3. 📍 **DOWNTOWN SARASOTA** | The Cultural Capital. Opera, theater, and luxury bayfront condos.
4. 📍 **SIESTA KEY** | Beach Perfection. Quartz-white sand and a vacation-every-day vibe.
5. 📍 **VENICE** | The Italian Escape. Walkable downtown, Mediterranean architecture, and shark-tooth beaches.



THE BOATER'S PARADISE (CHARLOTTE & LEE)

Best for: Serious anglers, canal-living, and growth-minded investors.

1. 📍 **BRADENTON** | The Gateway. Historical roots with quick access to the turquoise waters of Anna Maria.
2. 📍 **ANNA MARIA ISLAND** | Old Florida Luxury. Seven miles of pristine beach and no high-rises in sight.
3. 📍 **ENGLEWOOD** | Nature First. Low-density living for those who want to avoid the "big city" feel.
4. 📍 **PORT CHARLOTTE** | The Growth Corridor. Massive opportunity for new construction and canal-front value.
5. 📍 **PUNTA GORDA** | The Sailor's Haven. A walkable waterfront downtown with a high concentration of resilient homes.
6. 📍 **FORT MYERS** | The Historic Hub. A blend of Edison-era estates and modern suburban growth.
7. 📍 **FORT MYERS BEACH** | The Modern Rebuild. Incredible potential to build high-end, storm-resilient coastal homes.
8. 📍 **ESTERO** | The Convenient Core. Gated communities located perfectly between Naples and Fort Myers.
9. 📍 **BONITA SPRINGS** | Upscale Coastal. Known for high-end gated communities and barefoot beach luxury.
- 10. 📍 **CAPE CORAL** | The Canal King. Over 400 miles of canals. Tip: Always check

DON'T FORGET YOUR CHECKLIST

- **THE NEW FLORIDIAN CHECKLIST**

- Ensure your transition is as smooth as a Gulf sunset.

- **1. THE ESSENTIAL PAPERWORK**

- [] Apply for Homestead Exemption: This is huge. It can cap your property tax increases and save you thousands. (Must be your primary residence).
- [] Update Your License: Florida law requires you to update your DL within 30 days of moving.
- [] Register Your Vehicles: You'll need your out-of-state title and proof of Florida insurance.

- **2. THE RESILIENCE AUDIT (The "Builder's Eye")**

- [] Check Your Elevation: Get a copy of your Elevation Certificate to understand your flood risk and insurance premiums.
- [] Inspect the "Envelope": Ensure windows are Impact-Rated or you have a clear plan for hurricane shutters.
- [] Roof Health: Most Florida insurers require roofs to be less than 15 years old (or even 10 for some carriers).

- **3. THE LIFESTYLE SETUP**

- [] Flood vs. Homeowners: Remember, standard homeowners insurance does not cover rising water. You need a separate flood policy.
- [] Water/Sewer Assessments: If moving to Cape Coral or Port Charlotte, check for any pending utility expansion assessments.
- [] Pest Control: In Florida, it's not an option—it's a necessity. Set up a quarterly exterior perimeter spray.

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Outdoors & Explore



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