



# MOVING TO WEST PALM BEACH:

## Your Insider Guide



By Erica Batista



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# WELCOME TO THE PALM BEACHES

- A PERSONAL NOTE FROM ERICA

Hi, I'm a full-time Realtor® with over 15 years of experience serving buyers, sellers, and investors throughout South Florida. If you're considering a move to West Palm Beach, you're in the right place. This guide was created to give you real, local insight into what it's like to live, work, and thrive here — whether you're relocating for a job, lifestyle change, or simply to enjoy the sunshine year-round.

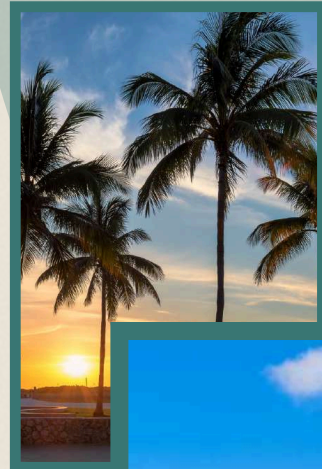
As someone who grew up in Palm Beach County and now helps others call it home, I'm honored to help guide your journey.

*Erica Batista*

# Why West Palm Beach?

- ☀️ Year-round sunshine and coastal living
- ☀️ No state income tax
- ☀️ Diverse neighborhoods and cultural richness
- ☀️ Booming job market and business-friendly environment
- ☀️ Access to world-class beaches, golf, dining, and arts

This city blends luxury with livability, offering something for every lifestyle—from beachfront condos to historic districts and family-friendly communities.



# POPULAR NEIGHBORHOODS

## DOWNTOWN WEST PALM BEACH

Home to the new Wall Street South. Urban lifestyle, walkable to shops, nightlife, waterfront, condos & luxury rentals

## SOSO (SOUTH OF SOUTHERN)

Charming single-family homes, family-oriented, walkable to the Intracoastal

## EL CID & FLAMINGO PARK

Historic homes, tree-lined streets, character-rich neighborhoods

## NORTHWOOD VILLAGE

Artsy, up-and-coming, boutique shops, affordable entry point

## PALM BEACH ISLAND

Ultra-luxury, private estates, beach access, fine dining

## WELLINGTON & WESTERN SUBURBS

Equestrian lifestyle, spacious homes, top-rated schools





# Cost of Living & Taxes

## AFFORDABILITY WITHOUT COMPROMISE

Compared to major cities like New York, Los Angeles, and San Francisco, West Palm Beach offers a significantly lower cost of living while maintaining a vibrant lifestyle, access to luxury amenities, and year-round sunshine.

- **No State Income Tax:** Florida residents enjoy zero state income tax — a major financial benefit for retirees, high earners, and remote workers relocating from states like California or New York.
- **Property Taxes:** While property tax rates vary by neighborhood and exemptions, Palm Beach County's rates are generally moderate and offer homestead exemptions for full-time residents.
- **Home Prices:**
  - Entry-Level Condos: From ~\$225,000
  - Single-Family Homes: ~\$400,000–\$800,000+
  - Luxury Homes: \$1M+ depending on proximity to the Intracoastal, ocean, or downtown
  - Rentals: From ~\$1,900/month for 1BR to \$3,500+ for larger or luxury units

Pro Tip: When comparing to NYC or LA, your dollar stretches much further in WPB — and the lifestyle upgrade is instant.

[Click Here to View  
WPB Rentals](#)

[Click Here to View  
Homes for Sale in WPB](#)

# SCHOOLING & EDUCATION

## OPPORTUNITIES TO LEARN, GROW, AND EXCEL

Whether you're moving with children or planning for the future, West Palm Beach offers a wide range of public, private, and charter school options designed to meet diverse educational needs.



### PUBLIC SCHOOLS

Whether you're moving with children or planning for the future, West Palm Beach offers a wide range of public, private, and charter school options designed to meet diverse educational needs.

*Ask me for custom home searches based on your school preferences.*



### CHARTER & MAGNET PROGRAMS

Innovative charter schools and magnet academies offer specialized learning tracks in areas like technology, medical sciences, performing arts, and dual-language immersion.

- Bak Middle School of the Arts
- Alexander W. Dreyfoos School of the Arts
- Admission often requires early applications or lotteries



### PRIVATE SCHOOLS

Families seeking private education will find a variety of institutions, including faith-based, Montessori, and college-prep schools with exceptional reputations and low student-to-teacher ratios.


- The Benjamin School (Pre-K3-12)
- Rosarian Academy (Pre-K3-8)
- Some offer Pre-K through 12th grade with nationally recognized curriculums

## RESEARCH & SCHOOL RATINGS

Use these trusted resources to explore school scores, parent reviews, and student outcomes:

 [www.palmbeachschools.org](http://www.palmbeachschools.org)

 [www.greatschools.org](http://www.greatschools.org)

 [www.niche.com](http://www.niche.com)



# TRANSPORTATION & ACCESSIBILITY

## Seamless Connections. Wherever Life Takes You

Living in West Palm Beach means enjoying easy access to regional hubs, smooth local commutes, and plenty of ways to explore Florida – without sacrificing convenience or style.

Pro tip: PBI is known for its quick check-ins, beautiful design, and low-stress travel experience.

### Airports Near West Palm Beach



- Palm Beach International (PBI) — Just 10 minutes from downtown, this is your go-to airport for stress-free domestic and some international travel.
- Fort Lauderdale-Hollywood International (FLL) — About 45 minutes south, great for expanded flight options and budget carriers.
- Miami International Airport (MIA) — Roughly 75–90 minutes away, a major global gateway.

### High-Speed & Commuter Rail Access



- Brightline: Luxury high-speed rail connecting West Palm Beach to Fort Lauderdale, Miami, Aventura, Boca Raton, and now Orlando. Perfect for weekend trips, business meetings, or airport travel — all with WiFi and cocktails onboard.
- Tri-Rail: An affordable commuter option linking WPB to points south, including FLL and MIA.

### Highways & Road Access



- West Palm Beach is conveniently positioned near:
- I-95 (North–South Florida corridor)
- Florida’s Turnpike (for longer trips inland or northbound)
- US-1 (scenic coastal route)
- Whether commuting daily or heading out of town, major routes are easily accessible.

### Walkability & Parking



- Downtown West Palm Beach is highly walkable, especially around Clematis Street, Rosemary Square, and the waterfront.
- Many neighborhoods, like SoSo and Flamingo Park, also offer walkable living with local shops and cafes.
- Street parking and garage options are widely available in most central areas and beachside zones.

Want a walkable lifestyle? Let me show you the neighborhoods that score high for mobility and charm.

# Major Industries & Employers

West Palm Beach is a hub for innovation and job growth, with a diverse and expanding economy across several key sectors:

- **Healthcare:** HCA Florida JFK Hospital, [Cleveland Clinic](#), Baptist Health
- **Logistics & Distribution:** [Amazon](#), [Cheney Brothers](#), Port of Palm Beach operations
- **Construction & Skilled Trades:** Driven by the region's booming real estate and infrastructure development
- **Finance & Legal:** Regional banking hubs, family offices, and national law firms
- **Tech & Innovation:** Growing tech startup scene, coworking spaces, and venture capital interest
- **Tourism & Hospitality:** Flagler Museum, luxury resorts, events industry, and the revitalized Sunset Lounge District



Ask about job growth trends or which neighborhoods are ideal for commuting to your employer.

## Remote-Work Ready

With high-speed internet, abundant coworking spaces, and beautiful weather year-round, WPB has become a magnet for remote workers who want quality of life without sacrificing connectivity.

- Brightline rail access to Miami, Fort Lauderdale, and Orlando
- Walkable neighborhoods and relaxing outdoor work spots
- Tax savings + cost-of-living advantage over cities like NYC, LA, and SF

## Entrepreneur & Business Friendly

Florida's tax structure supports entrepreneurs and growing businesses:

- No state income tax — more take-home pay and reinvestment
- Competitive corporate tax rates — favorable compared to high-tax states
- Local incentives available — Palm Beach County offers grants and business programs

Whether launching a brand or expanding, West Palm Beach offers the location and lifestyle to grow confidently.



# Things to Do & Lifestyle

Live Where People Vacation – and Love Where You Live

West Palm Beach offers more than great weather — it's a city filled with experiences that elevate everyday living. Whether you're a foodie, art lover, beachgoer, or music enthusiast, the Palm Beaches deliver year-round fun and relaxation.



## Culture & Creativity

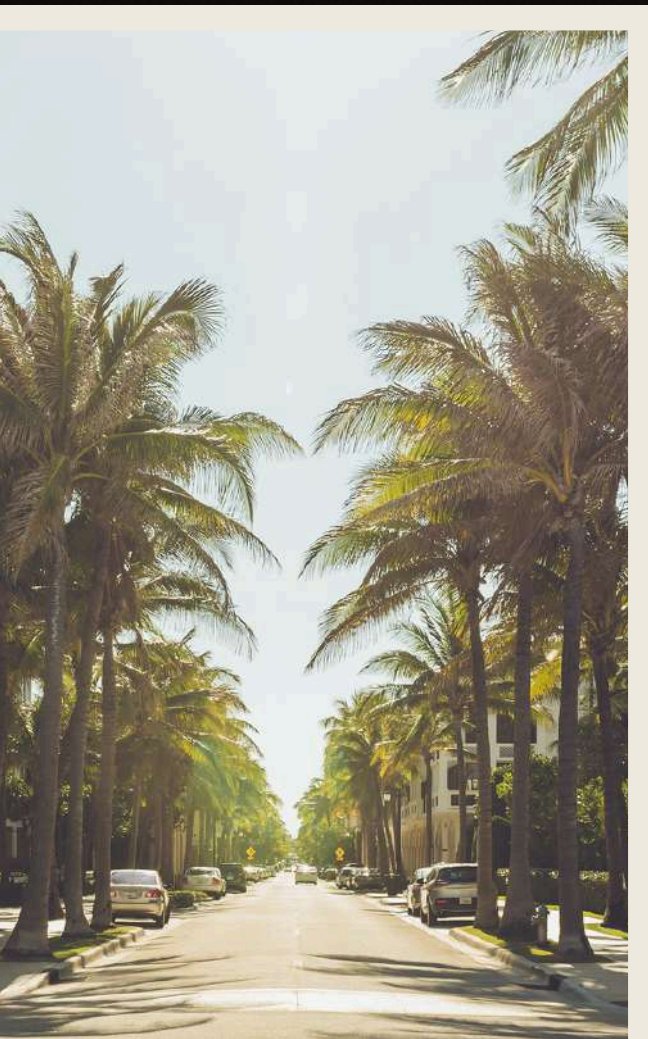
Explore the Norton Museum of Art, catch a Broadway-style show at the Kravis Center, or visit the revitalized Sunset Lounge for jazz, soul, and community energy. Local galleries and public art installations make creativity a part of everyday life.

## Beaches, Parks & Outdoor Living



- Palm Beach & Lake Worth Beach: Swim, sunbathe, or walk the pier
- Okeetheelee & Dreher Parks: Nature trails, paddleboarding, playgrounds
- Downtown Waterfront: Bike paths, yoga on the lawn, scenic strolls

There's always a reason to get outside — even if it's just sunset views by the Intracoastal.





## Events & Community Happenings

- SunFest: Florida's largest waterfront music festival
- Clematis by Night: Free weekly music + food truck gatherings
- West Palm GreenMarket: Voted one of the best farmers markets in the U.S.
- Palm Beach International Boat Show: A luxury experience for sea lovers

## More Reasons to Love the WPB Lifestyle

- Local Arts & Pop-Ups: Experience community murals, First Friday gallery walks, and artisan markets.
- Seasonal Festivities: From Sandi the sand tree to 4th on Flagler, the city celebrates every season with style.



- Family Fun: Movie nights at the park, cultural festivals, and kid-friendly activities happen year-round.
- Weekly Favorites: Enjoy yoga on the lawn, food truck rallies, and outdoor concerts at The Square or Waterfront Commons.

## Want Even More Local Fun?

- @downtownwpb – Downtown events, nightlife, and arts
- @thesquarewestpalm – Weekly happenings, fitness classes, food pop-ups
- @sunfestfl – Festival updates and waterfront energy
- @palmbeachculture – Art shows, museum events, and cultural moments
- Downtown WPB Events Calendar
- The Square WPB Calendar
- Palm Beach Culture Guide



# HOUSING OPTIONS & WHAT TO EXPECT

From Waterfront Views to Family-Friendly Communities, Find the Right Fit in West Palm Beach

Whether you're looking to buy, rent, or invest, West Palm Beach offers a wide range of housing options to suit your lifestyle and goals. Here's what you can expect as you begin your home search:

## ☀️ Condos & Townhomes



Enjoy low-maintenance living with amenities like pools, gyms, and concierge service. Popular in downtown WPB, Palm Beach Island, and waterfront areas — perfect for professionals, snowbirds, or those looking to downsize in style.

## ☀️ Single-Family Homes



Ranging from cozy bungalows to estate properties, these homes are spread across historic neighborhoods, suburban communities, and new construction developments — with something for every stage of life.

## ☀️ Gated Communities



For added security, amenities, and neighborhood charm, WPB offers a variety of gated options — many with golf, tennis, or waterfront access.

## ☀️ Waterfront & Intracoastal Homes



Live where others vacation. From direct oceanfront condos to Intracoastal-view estates, these homes offer the ultimate Florida lifestyle — and strong long-term investment potential.

## ☀️ Short-Term vs. Long-Term Rentals



West Palm Beach has a robust seasonal rental market (especially during winter and festival seasons), as well as year-round leasing options in private buildings, communities, and Airbnbs. I can help you navigate both!

# LOCAL INSIGHT + BONUS TIPS

## *Smart Moves for Settling in Like a Local*



Relocating is more than just unpacking — it's about syncing with the local rhythm and feeling at home.



### Be Prepared: Set Up Smart

Download Erica's Relocation Checklist, which includes timelines, change-of-address tips, service setups, and top local resources — so nothing slips through the cracks.

📄 Free download at [myrealtoreric.com/relocate](https://myrealtoreric.com/relocate)

### Start with the Essentials

Before unpacking, make sure your utilities are connected, your internet is reliable, and you've updated your address on key accounts. My Preferred Vendors List includes trusted movers, cleaners, and home service pros to take the stress out of day one.

### Hurricane Prep Basics

Florida's tropical beauty comes with hurricane season (June–Nov).

- Homes here often include impact windows or shutters
- Make sure you're on your utility company's alert list
- Visit [myrealtoreric.com/blog](https://myrealtoreric.com/blog) for a quick-read Storm Prep Checklist

### Preferred Vendors I Trust

-  Moving Companies
-  Professional Cleaners
-  Handymen & Repair Services
-  Interior Designers & Stagers
-  Internet & Home Tech Setup

### Moving with Pets or Kids?

- Explore City Paws Dog Park and Pooch Pines for leash-free fun
- Check out South Olive Park or the Palm Beach Zoo for kid-friendly weekends
- Many rentals are pet-friendly, but breed and size rules vary — let's verify before you sign

### Find Your People

Start plugging into the local vibe:

- Facebook Groups: "WPB Moms," "Palm Beach Professionals," "WPB Foodies"
- Community Events: Outdoor fitness at The Square, Brightline pop-ups, gallery nights
- Instagram Tips: Follow [@my\\_realtor\\_eric](https://www.instagram.com/my_realtor_eric) for events, vendors, and relocation tips

Want my full list?  
Let's connect



# LET'S CONNECT

## YOUR NEXT MOVE STARTS HERE

Still deciding if West Palm Beach is the right fit?

Let's talk about what you're looking for - I'll guide you personally, with zero pressure and full transparency.

Whether you're just exploring or already packing, I'm here to help you make the move with clarity and confidence.

## ERICA BATISTA

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