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Unicorp National Developments Joins BH Group As Co-Developer Of The Ritz-Carlton Residences, Hammock Dunes In Palm Coast



Credit: The Ritz-Carlton Residences, Hammock Dunes.

BY: OSCAR NUNEZ 8:00 AM ON JULY 23, 2025

BH Group has announced that Unicorp National Developments has joined as co-developer of The Ritz-Carlton Residences, Hammock Dunes, a forthcoming luxury oceanfront development in Palm Coast, Florida. The partnership combines BH Group's experience delivering high-end residential communities across South Florida with Unicorp's extensive background in large-scale real estate development throughout the state.

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The announcement follows the reservation of both penthouses in the project's North Tower for a combined \$20 million, setting a new residential record in Flagler County and underscoring increasing demand for branded oceanfront residences in Northeast Florida.



Credit: The Ritz-Carlton Residences, Hammock Dunes.

“Unicorp has consistently delivered projects that redefine what’s possible in residential development across Florida,” said Isaac Toledano, Founder and CEO of BH Group. “They bring a level of vision and execution that’s rare in this business. This collaboration is about combining that expertise with our own to make something that respects the character of Hammock Dunes, while introducing a level of luxury that hasn’t existed here before.”

Led by President and Founder Chuck Whittall, Unicorp National Developments has completed over \$5 billion in real estate projects, including master-planned communities, mixed-use destinations, and luxury hospitality properties such as The Ritz-Carlton Residences, Orlando Grande Lakes and The St. Regis Longboat Key Resort and Residences.

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Credit: The Ritz-Carlton Residences, Hammock Dunes.

“Working with BH Group on this project brings together two teams that understand how to create places people want to live,” said Whittall. “BH Group has earned a reputation for delivering high-caliber developments across Florida. Combining that with the legendary service of The Ritz-Carlton and our focus on design will create a residential experience you won’t find anywhere else on this coastline.”

The Ritz-Carlton Residences, Hammock Dunes will be developed on a 6.8-acre oceanfront site and will include two towers comprising 128 private residences. As the final residential offering within the Hammock Dunes master plan, the project aims to merge Northeast Florida’s coastal setting with contemporary luxury living. Residences will feature private elevators, 10-foot ceilings, expansive balconies, and Sub-Zero and Wolf appliances, with interior design by Meyer Davis.

A full suite of amenities is planned for residents, including a resort-style pool deck, personal concierge and valet services, a spa with sauna and steam room, a golf simulator, curated wine and cocktail bar, pet spa, and private event spaces.

The project is expected to be completed in 2027.