

# Rabideau Klein Brief

TOWN OF PALM BEACH

AUGUST 2020



*Advertisement*

 rabideau klein  
Florida - Ontario

Real estate. Real guidance. Real results.™

REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION



The Rabideau Klein Monthly Brief, *Town of Palm Beach*, Provides Insight into the Real Estate Transactions and Land Use Trends Affecting the Town's Housing Industry



#### REFERENCES

Town of Palm Beach Building Division, [www.townofpalmbeach.com/453/Building-Division](http://www.townofpalmbeach.com/453/Building-Division)

Town of Palm Beach Town Council, [www.townofpalmbeach.com/469/Town-Council](http://www.townofpalmbeach.com/469/Town-Council)

Town of Palm Beach Architectural Commission, [www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM](http://www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM)

Town of Palm Beach Landmarks Preservation Commission, [www.townofpalmbeach.com/100/Landmarks-PreservationCommission](http://www.townofpalmbeach.com/100/Landmarks-PreservationCommission)

Palm Beach County Clerk of Court & Comptroller, [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com)

Palm Beach County Appraisers Office, [pbcgov.com/papa](http://pbcgov.com/papa)

Palm Beach Board of Realtors Multiple Listing Service, [pbb.flexmls.com](http://pbb.flexmls.com)

**All information contained herein is deemed reliable but not guaranteed. Neither Rabideau Klein, nor any of its employees makes any representations or warranties as to the accuracy of its contents.**

© 2020 Rabideau Klein. All rights reserved.

## REAL ESTATE HIGHLIGHT: SINGLE FAMILY DETACHED

# Luxury Home Sales Continue To Flourish

## Billionaires Row Estate Brings \$51M

Continuing its investor-driven pace, Palm Beach’s brisk \$1 million-plus luxury home market topped off July with the private \$51.42 million sale of 1744 S. Ocean Boulevard, a two-acre ocean-to-lake estate on the highly elevated part of the island known as Billionaires Row. That purchase, along with a North Ocean Boulevard estate, made the Top 10 list of largest sales of the last twelve months. Christian Angle of Christian Angle Real Estate represented both parties in the \$43 million sale of a grand, 10,232 square-foot, Thomas Kirchhoff-designed oceanfront estate at 1075 N. Ocean Boulevard. There were thirty-four \$1 million-plus homes sold altogether in July contributing to a three-month average sale of \$5.8 million. The average sale of the same three-month period of 2019 was \$5.9 million.

**CONTACT** | David E. Klein, Esq. | [dklein@rabideauklein.com](mailto:dklein@rabideauklein.com) | 561.655.6221

## LUXURY HOME SALES

### LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
1744 S. Ocean Blvd.	\$51,420,000	23-Jul	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT / GARY POHRER <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432

### TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
1415 S. Ocean Blvd.	\$105,000,000	Dec-19	UNKNOWN	UNKNOWN	PRIVATE SALE	34,775
60 Blossom Way	\$99,132,500	Sep-19	UNKNOWN	UNKNOWN	PRIVATE SALE	18,452
8 S. Lake Trail	\$71,850,000	Jun-20	UNKNOWN	UNKNOWN	PRIVATE SALE	9,918
1095 N. Ocean Blvd.	\$70,000,000	Jun-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	9,747
1744 S. Ocean Blvd.	\$51,420,000	Jul-20	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT / GARY POHRER <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432
1820 S. Ocean Blvd.	\$46,750,000	May-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	ALAN QUARTUCCI <i>Brown Harris Stevens</i>	133	12,979
1960 S. Ocean Blvd.	\$43,000,000	Aug-19	CRIS CONDON <i>Sotheby's International Realty</i>	GUADALUPE D'AGOSTINO <i>Miami Open Realty</i>	525	20,219
1075 N. Ocean Blvd.	\$43,000,000	Jul-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	42	10,232
530 S. Ocean Blvd.	\$37,250,000	Mar-20	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JAMES KENNY <i>K2 Realty, Inc.</i>	1296	12,248
446 N. Lake Way	\$32,200,000	Apr-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	JAMES MCCANN <i>Premier Estate Properties</i>	80	13,451

\*Days On Market

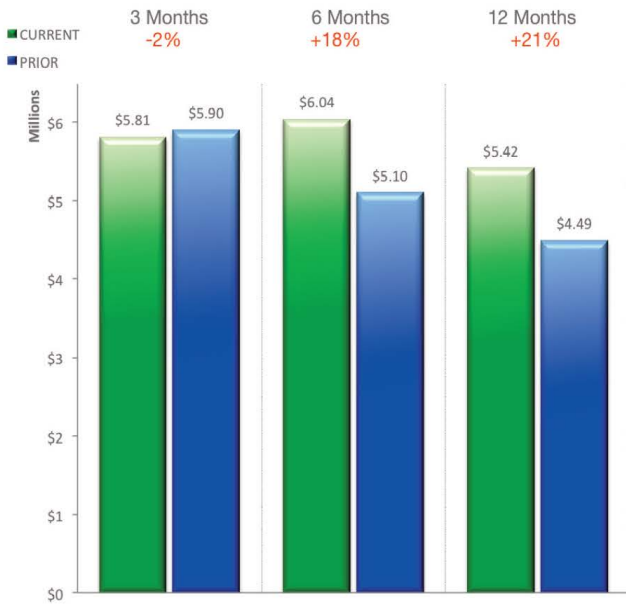
\*\*Living Area



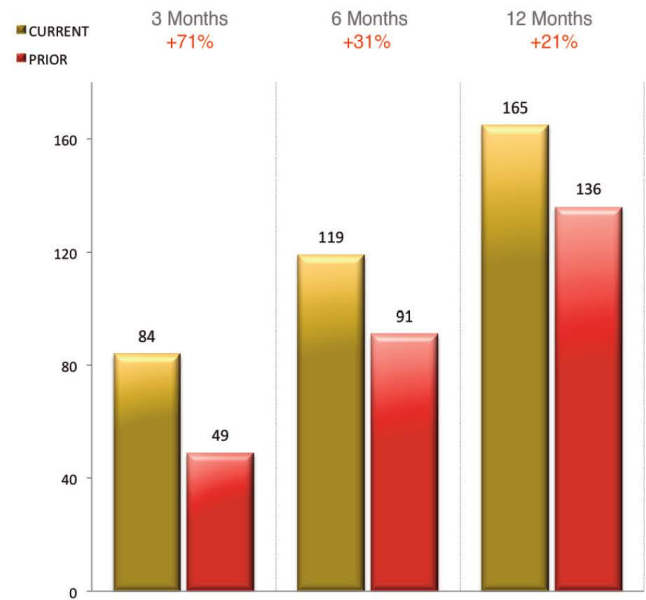
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

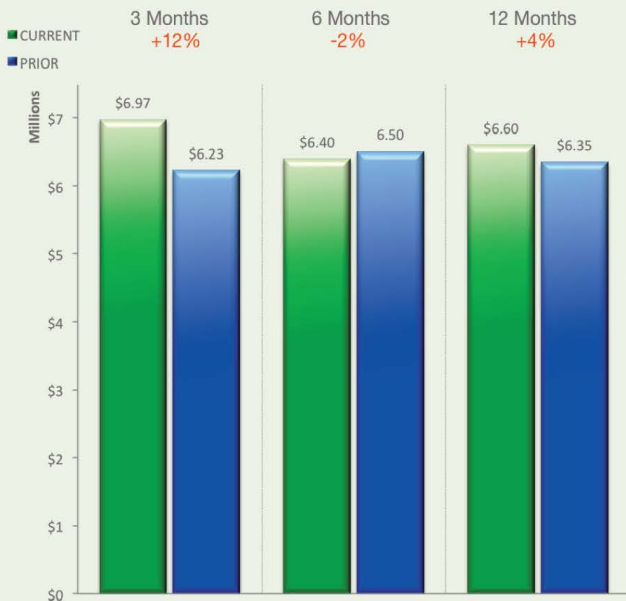
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



**HOMES SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**HOMES LISTED\***  
 Current Year Versus Prior Year



\*Includes single family homes, residential estates and lots priced at \$1 million or more

## SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES<sup>†</sup> – JULY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
1744 S. Ocean Blvd.	\$51,420,000	23-Jul	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT / GARY POHRER <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	18,432
1075 N. Ocean Blvd.	\$43,000,000	17-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	42	10,232
220 El Vedado Road	\$21,000,000	2-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	11,862
230 N. Ocean Blvd.	\$19,847,000	17-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	20	5,024
101 Gulfstream Road	\$13,525,000	2-Jul	SUZANNE FRISBIE <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	197	7,301
251 Dunbar Road	\$13,150,000	3-Jul	BETSY FRY <i>Sotheby's International Realty</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	43	7,224
1332 N. Ocean Blvd.	\$11,975,000	17-Jul	LINDA GARY / GEOFFREY DARNELL <i>Linda A. Gary Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	230	LOT
251 Jungle Road	\$10,700,000	7-Jul	DANA KOCH <i>The Corcoran Group</i>	SONJA STEVENS <i>Douglas Elliman</i>	291	7,832
111 Atlantic Ave.	\$10,665,000	2-Jul	SUZANNE FRISBIE <i>Premier Estate Properties</i>	UNKNOWN	659	7,536
568 Island Drive	\$10,000,000	2-Jul	ASHLEY O'NEIL / ASHLEY COPELAND <i>Brown Harris Stevens</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	133	6,698
113 Clarke Ave.	\$9,650,000	28-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	604	6,278
137 Woodbridge Road	\$9,250,000	31-Jul	ALISON NEWTON <i>Douglas Elliman</i>	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	272	7,377
3 Via Los Incas	\$9,100,000	1-Jul	BURT MINKOFF <i>Douglas Elliman</i>	TODD & FRANCES PETER <i>Sotheby's International Realty</i>	214	5,686
150 Brazilian Ave.	\$8,250,000	31-Jul	HONNIE & JENNIFER HASOZBEK-GARCIA <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	137	5,693
315 Tangier Ave.	\$6,700,000	1-Jul	DANA KOCH <i>The Corcoran Group</i>	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	793	4,484
154 Atlantic Ave.	\$6,560,000	14-Jul	HEATHER & CRAIG BRETZLAFF <i>Douglas Elliman</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	221	3,895
238 Via Las Brisas	\$6,515,000	13-Jul	SUZANNE FRISBIE <i>Premier Estate Properties</i>	ALISON NEWTON <i>Douglas Elliman</i>	182	4,441
256 Fairview Road	\$6,400,000	16-Jul	STEPHANIE LEFES / JOHN PORTER <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	572	4,333
259 Pendleton Ave.	\$6,250,000	22-Jul	SUZANNE FRISBIE <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	PRIVATE SALE	LOT
234 Ocean Terrace	\$4,970,000	9-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	3,844
231 El Dorado Lane	\$4,270,000	6-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	2,794
419 Brazilian Ave.	\$4,250,000	1-Jul	ANN SUMMERS / LUCY BAUER <i>Brown Harris Stevens</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>	465	3,368
224 Via Marila	\$3,550,000	16-Jul	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	90	3,641
210 Seaspray Ave.	\$3,375,000	31-Jul	TODD PETER <i>Sotheby's International Realty</i>	ELIZABETH SAVAGE <i>Brown Harris Stevens</i>	135	2,477
594 N. County Road	\$3,150,000	6-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	2,512
274 Orange Grove Road	\$3,000,000	15-Jul	TODD PETER <i>Sotheby's International Realty</i>	ELIZABETH SAVAGE <i>Brown Harris Stevens</i>	130	2,479
222 Seaspray Ave.	\$3,000,000	31-Jul	RICHARD ALLISON <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	52	2,844
235 Atlantic Ave.	\$2,970,000	1-Jul	ANDREW THOMKA-GAZDIK <i>Sotheby's International Realty</i>	ANDREW FELDMAN <i>Andrew Feldman</i>	505	3,638
257 Sanford Ave.	\$2,775,000	31-Jul	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	PAMELA GOTTFRIED <i>Douglas Elliman</i>	133	2,211
435 Seaspray Ave.	\$2,750,000	1-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	UNKNOWN	374	3,200
165 Root Trail	\$2,565,000	15-Jul	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	73	2,311
266 Colonial Lane	\$1,438,500	17-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	130	1,466
212 Oleander Ave.	\$1,415,000	16-Jul	UNKNOWN	MATTHIAS FRETZ <i>Douglas Elliman</i>	PRIVATE SALE	2,680
217 Oleander Ave.	\$1,302,500	17-Jul	TIERNEY O'HARA <i>Sotheby's International Realty</i>	TIERNEY O'HARA <i>Sotheby's International Realty</i>	98	938

†Includes single family homes, residential estates and lots priced at \$1 million or more

\*Days on market \*\*Living area

**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

**SINGLE FAMILY HOME / RESIDENTIAL ESTATES — NEW TO THE MARKET<sup>†</sup>— JULY 2020**

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER /	BUILT	SQ. FT.**
1341 S. Ocean Blvd	\$110,000,000	15-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Casa Apava	20-1215	2003	28,399
1330 S. Ocean Blvd.	\$59,500,000	29-Jul	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	Casa Apava	20-1294	2019	14,704
916 S. Ocean Blvd.	\$59,000,000	30-Jul	<b>CAROL SOLLAK</b> <i>Engel &amp; Volkers Wellington</i>	Lucom Add	RX-10643096	2021	12,427
101 Seminole Ave.	\$37,500,000	21-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Ocean Park	20-1240	2007	11,083
358 El Brillo Way	\$21,995,000	23-Jul	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	EL Bravo Park	RX-10640978	1952	8,004
135 Gulfstream Road	\$21,500,000	28-Jul	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	Singer	RX-10642255	1930	6,577
7 Ocean Lane	\$19,700,000	9-Jul	<b>ASHA RADTKE</b> <i>Sotheby's International Realty</i>	Ocean Lane	20-1175	LOT	LOT
241 El Vedado Road	\$9,950,000	1-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Estate Section	20-1119	1935	7,091
251 Tangier Ave.	\$9,950,000	29-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	Tangier Est	RX-10643284	1999	5,217
201 Banyan Road	\$9,500,000	24-Jul	<b>CATHY CASELLA</b> <i>Brown Harris Stevens</i>	El Bravo Park	RX-10641076	1932	6,308
235 Nightingale Trail	\$7,785,000	22-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Mockingbird Trail	20-1254	2012	5,802
245 Ridgeview Drive	\$7,600,000	8-Jul	<b>JOHN REYNOLDS</b> <i>Douglas Elliman</i>	Rafalsky Mark	RX-10637087	2009	4,397
210 Eden Road	\$7,200,000	22-Jul	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates</i>	Eden Properties	RX-10640658	1995	5,147
119 E. Inlet Drive	\$6,100,000	7-Jul	<b>LYNN WARREN / GARY LITTLE</b> <i>Sotheby's International Realty</i>	Sea Isle Est	RX-10636789	2014	3,737
310 Clarke Ave.	\$5,950,000	17-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	Primavera Estates	RX-10640480	LOT	LOT
221 Ocean Terrace	\$5,850,000	8-Jul	<b>CATHY CASELLA</b> <i>Brown Harris Stevens</i>	Ocean Terrace	RX-10638067	2015	4,266
221 Queens Lane	\$4,850,000	2-Jul	<b>PAUL POLLACK</b> <i>Douglas Elliman</i>	Palm Beach Shores	RX-10635624	1984	2,798
245 Barton Ave.	\$4,750,000	6-Jul	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	Reverie	RX-10636690	1952	3,636
215 Seabreeze Ave.	\$4,650,000	13-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	Poinciana Park	RX-10638366	2016	2,657
216 Colonial Lane	\$4,500,000	3-Jul	<b>VICTORIA BREWER / CARY HACKETT</b> <i>Douglas Elliman</i>	EL Encanto 2	RX-10636203	2013	2,210
118 Via Vizcaya	\$4,275,000	13-Jul	<b>DANA LANDRY</b> <i>Dana Edward Landry</i>	Via Vizcaya	20-1194	1951	3,375
211 Seabreeze Ave.	\$4,150,000	9-Jul	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	Poinciana Park	RX-10637484	1925	2,692
246 Everglade Ave.	\$3,950,000	1-Jul	<b>JONATHAN MOSS</b> <i>Sotheby's International Realty</i>	Ocean Park	RX-10635214	1998	3,549

†Includes single family homes, residential estates and lots priced at \$1 million or more

\*\*Living area



## REAL ESTATE HIGHLIGHT: CONDOMINIUMS & CO-OPS

# Median Luxury Condo Price Increases 22% in Palm Beach

## Boutique Casa Del Lago Condo Sells For \$4M—Via Flagler Condo Listed For \$13M

During the three-month period of May through July, condominium selling prices in the \$1 million-plus category averaged \$2.7 million, a 22% increase as compared to last year's average of \$2.17 million during the same period. The largest July transaction was the \$4.25 million sale at 419 Brazilian Avenue, located in an 8-townhome boutique community in Casa del Lago. Ann Summers and Lucy Bauer of Brown Harris Stevens shared the listing, while Blair Kirwan of Brown Harris Stevens represented the buyer. Additionally, boosting the median listing price of Palm Beach condominiums, Suzanne Frisbie of Premier Estate Properties presented Unit 3 of 221 Poinciana Way at the newly completed Via Flagler by The Breakers, for \$12.95 million.

CONTACT | David E. Klein, Esq. | [dklein@rabideauklein.com](mailto:dklein@rabideauklein.com) | 561.655.6221

## LUXURY CONDO SALES

### LARGEST CONDO / CO-OP / TOWNHOUSE SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
419 Brazilian Ave.	\$4,250,000	1-Jul	ANN SUMMERS / LUCY BAUER <i>Brown Harris Stevens</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>	465	3,368

### TOP 10 CONDO / CO-OP / TOWNHOUSE SALES—LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
110 Sunset Ave., E2B	\$9,140,000	Mar-20	SUZANNE FRISBIE <i>Premier Estate Properties</i>	CRIS CONDON <i>Sotheby's International Realty</i>	121	5,670
310 Atlantic Ave., 1	\$7,697,000	Jan-20	UNKNOWN	UNKNOWN	PRIVATE SALE	3,917
2 N. Breakers Row, S41	\$7,675,000	May-20	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PAULETTE KOCH / DANA KOCH <i>The Corcoran Group</i>	489	3,394
101 Worth Ave., 2-B	\$7,400,000	Nov-19	TARA PEARL <i>Palm Beach Real Estate</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	60	3,850
221 Brazilian Ave.	\$7,000,000	Feb-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	165	5,390
5 Via Flagler	\$7,000,000	May-20	SUZANNE FRISBIE <i>Frisbie Group</i>	UNKNOWN	PRIVATE SALE	6,810
217 Brazilian Ave.	\$7,000,000	Jun-20	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	139	5,098
2 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	7,523
4 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	7,064
6 Via Flagler	\$7,000,000	Jun-20	SUZANNE FRISBIE <i>Frisbie Group</i>	SUZANNE FRISBIE <i>Frisbie Group</i>	PRIVATE SALE	8,061

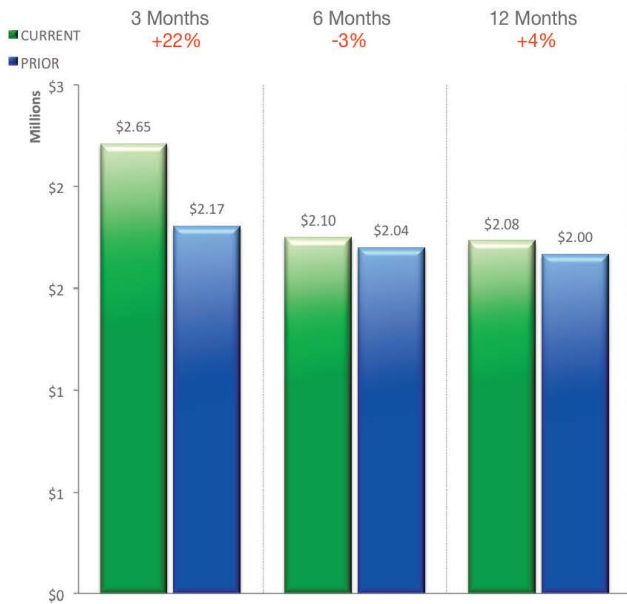
\*Days on market

\*\*Living area

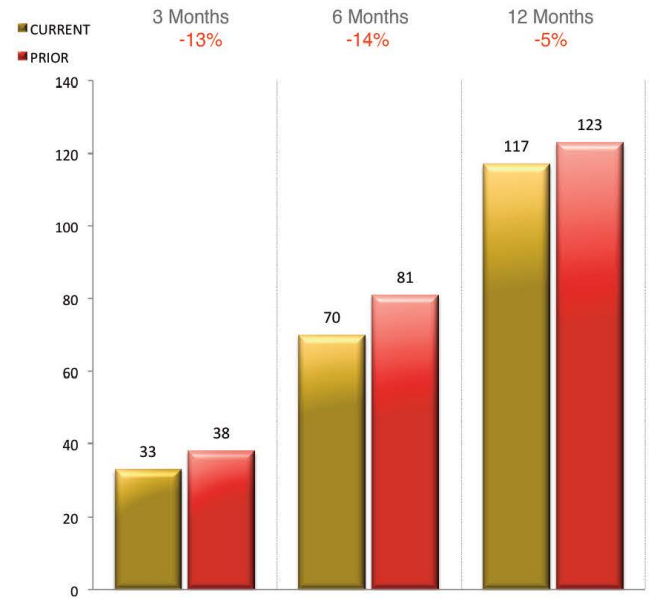
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS CONDOS/CO-OPS/TOWNHOUSES

**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



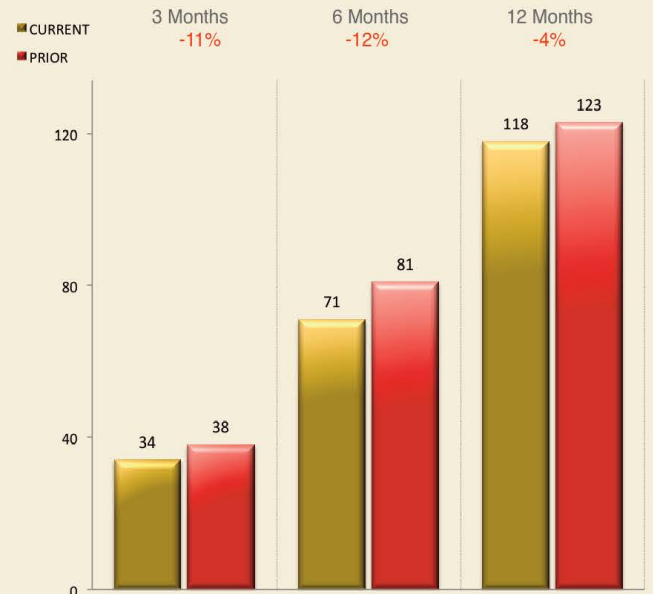
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**CONDOS LISTED\***  
 Current Year Versus Prior Year



\*Includes condominiums, cooperatives and townhouses priced at \$1 million or more



## CONDO / CO-OP / TOWNHOUSE SALES<sup>†</sup> — JULY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
419 Brazilian Ave.	\$4,250,000	1-Jul	ANN SUMMERS / LUCY BAUER <i>Brown Harris Stevens</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>	465	3,368
360 S. Ocean Blvd., 2B	\$3,400,000	17-Jul	DANA KOCH <i>The Corcoran Group</i>	LIZA PULTZER <i>Brown Harris Stevens</i>	529	2,700
200 Bradley Place, 301	\$2,850,000	9-Jul	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	GEOFFREY ALDRIDGE <i>Douglas Elliman</i>	949	2,335
305 Everglade Ave., 12	\$2,654,050	30-Jul	SABRA KIRKPATRICK / LAUREN GREAVES <i>Brown Harris Stevens</i>	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	167	3,359
340 Brazilian Ave., 102	\$2,595,000	21-Jul	CAROLINE SEYMOUR / GRACE BROWN <i>Brown Harris Stevens</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	273	2,323
100 Sunrise Ave., 324	\$2,495,000	13-Jul	FERN FODIMAN <i>Sotheby's International Realty</i>	KERRY WARWICK <i>The Corcoran Group</i>	61	1,848
150 N. Ocean Blvd., Ph 1	\$2,084,425	31-Jul	PAUL BERGMAN <i>Douglas Elliman</i>	LYNN WARREN <i>Sotheby's International Realty</i>	43	3,041
127 Peruvian Ave., 3020	\$1,675,000	15-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JAMES EDWARDS <i>Sotheby's International Realty</i>	137	1,428
2660 S. Ocean Blvd., 202W	\$1,160,000	21-Jul	THOR BROWN <i>The Corcoran Group</i>	ELLIOT EPSTEIN <i>Sotheby's International Realty</i>	186	1,908
130 Sunrise Ave., 215	\$1,005,000	10-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	1,673

## CONDOS / CO-OPS / TOWNHOUSES—NEW TO THE MARKET<sup>†</sup> — JULY 2020

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER /	BUILT	SQ. FT.**
221 Royal Poinciana Way, 3	\$12,950,000	15-Jul	SUZANNE FRISBIE <i>Premier Estate Properties</i>	Via Flagler	RX-10639476	2020	5,475
421 Brazilian Ave., 421	\$4,950,000	11-Jul	JAMES MCCANN <i>Premier Estate Properties</i>	Royal Park	RX-10638504	1989	2,788
9 Sloans Curve Drive	\$4,700,000	15-Jul	MONIQUE MATHESON <i>Monique Matheson Properties</i>	Residences At Sloans Curve	RX-10640378	1981	3,813
246 Everglade Ave.	\$3,950,000	1-Jul	JONATHAN MOSS <i>Sotheby's International Realty</i>	Ocean Park	RX-10635214	1998	3,549
340 Brazilian Ave., 2020	\$3,100,000	29-Jul	BRADFORD MILLE / PAMELA MILLER <i>Bradford P Miller Real Estate</i>	Casa Encantada	RX-10643197	1982	2,323
170 N. Ocean Blvd., 301	\$2,900,000	28-Jul	ELIZABETH DEWOODY / PETER CONN <i>Compass Florida</i>	Ocean Towers North	RX-10642369	1968	1,830
3100 S. Ocean Blvd., 103S	\$2,890,000	6-Jul	JOAN WENZEL / PAMELA GOTTFRIED <i>Douglas Elliman</i>	Palm Beach Hampton	RX-10636472	1985	2,960
2500 S. Ocean Blvd., 3B3	\$2,795,000	5-Jul	LAURA BECK-LEVITT / WILLIAM LEVITT <i>NV Realty Group</i>	2500 South Ocean	RX-10636235	1983	2,590
2660 S. Ocean Blvd., 506S	\$2,249,000	13-Jul	BURT MINKOFF <i>Douglas Elliman</i>	Beach Point	RX-10638192	1979	2,137
100 Worth Ave., 611	\$2,200,000	6-Jul	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Winthrop House	20-1153	1970	1,590
100 Sunrise Ave., 617	\$1,850,000	17-Jul	DOROTHY GULDEN <i>Dorothy Engels Gulden, Inc.</i>	Sun & Surf 100	20-1173	1970	1,644
130 Sunrise Ave., 305	\$1,695,000	17-Jul	FERN FODIMAN <i>Sotheby's International Realty</i>	Sun & Surf 130	RX-10639440	1977	1,601
200 Everglade Ave., D	\$1,695,000	22-Jul	MARTIN CONROY <i>Douglas Elliman</i>	French Normandy	RX-10640735	1978	1,961
130 Sunrise Ave., 614	\$1,495,000	29-Jul	DANA KOCH <i>The Corcoran Group</i>	Sun & Surf 130	RX-10642620	1977	1,514
311 Coconut Row, 102	\$1,395,000	17-Jul	MATTHIAS FRETZ <i>Douglas Elliman</i>	311 Coconut Row	RX-10639332	1956	1,666
170 N Ocean Blvd., 508	\$1,395,000	15-Jul	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	Ocean Towers North	20-1213	1965	1,395
350 S. Ocean Blvd., 307	\$1,349,999	16-Jul	NICHOLAS GRODZICKI <i>ONE Sotheby's International Realty</i>	Three Fifty Condo	A10893683	1975	1,234
250 Bradley Place, 703	\$1,079,000	13-Jul	BURT MINKOFF <i>Douglas Elliman</i>	Lake Towers	RX-10638198	1963	871

<sup>†</sup>Includes condominiums, cooperatives and townhouses priced at \$1 million or more

\*Days on market \*\*Living area

## LAND USE HIGHLIGHT: BUILDING & PLANNING

### New \$3M Estate for 137 Dunbar

Variance Requests have Doubled and Total Requests Increased 40%

Four Points Construction was issued the largest building permit in July. The plans call for a \$3 million new estate per the razing of 137 Dunbar Road, including demolition of a two-story residence, guesthouse, and pool. Dailey Janssen Architects designed the new estate including a new two-story residence, pool, landscape and hardscape, which required approval from the Town to increase the code-required maximum cubic content ratio of the residence, and several aesthetic modifications as requested by the Architectural Commission. The Town Council has been exceptionally busy this past season as reflected in a 40% increase in Development Review requests during the past three months as compared to the same period of last year, and the number of Variance requests doubled, from 22 to 44.

CONTACT | David E. Klein, Esq. | [dklein@rabideauklein.com](mailto:dklein@rabideauklein.com) | 561.655.6221

## BUILDING PERMITS

### LARGEST BUILDING PERMIT ISSUED LAST MONTH\* – LAST MONTH

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
137 Dunbar Road	\$3,000,000	28-Jul	Four Points Construction	Dailey Janssen Architects	Residential New Construction

### TOP 10 LARGEST BUILDING PERMITS ISSUED\* – LAST 12 MONTHS

ADDRESS	VALUE	MONTH	CONTRACTOR	ARCHITECT	TYPE
525 N. County Road	\$11,500,000	Jun-20	Davis General Contracting	Smith Architectural Group	Residential New Construction
1616 S. Ocean Blvd.	\$10,955,450	Nov-19	Turtle Beach Construction	Bridges Marsh & Associates	Residential New Construction
242 Dunbar Road	\$6,586,916	Jan-20	Whittmann Building Corporation	MP Design & Architecture	Residential New Construction
1 S. County Road	\$6,200,000	May-20	The Weitz Company	UNKNOWN	Commercial Alteration
220 Brazilian Ave.	\$4,242,500	Jan-20	Strand Construction LLC	Patrick Ryan O'Connell Architect LLC	Residential New Construction
216 Angler Ave.	\$3,250,000	Jan-20	AMC Custom Builders	MP Design & Architecture	Residential New Construction
208 El Pueblo Way	\$3,250,000	Mar-20	Tim Givens Building & Remodeling	MP Design & Architecture	Residential New Construction
415 Hibiscus Ave.	\$3,250,000	Jun-20	Shawmut Design And Construction	UNKNOWN	Residential New Construction
137 Dunbar Road	\$3,000,000	Jul-20	Four Points Construction	Dailey Janssen Architects	Residential New Construction
288 Sandpiper Drive	\$2,810,721	Jul-20	First Florida Development & Co.	MP Design & Architecture	Residential New Construction

\*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration



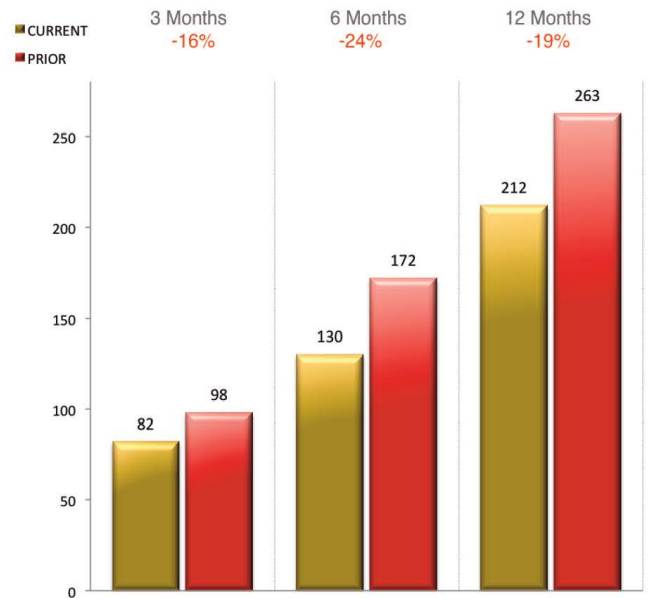
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100,000-PLUS BUILDING PERMITS

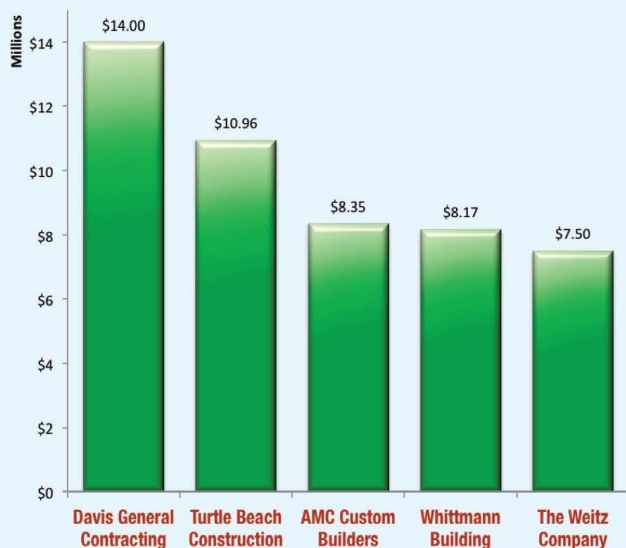
**TOTAL VALUE OF PROJECTS\***  
Current Year Versus Prior Year



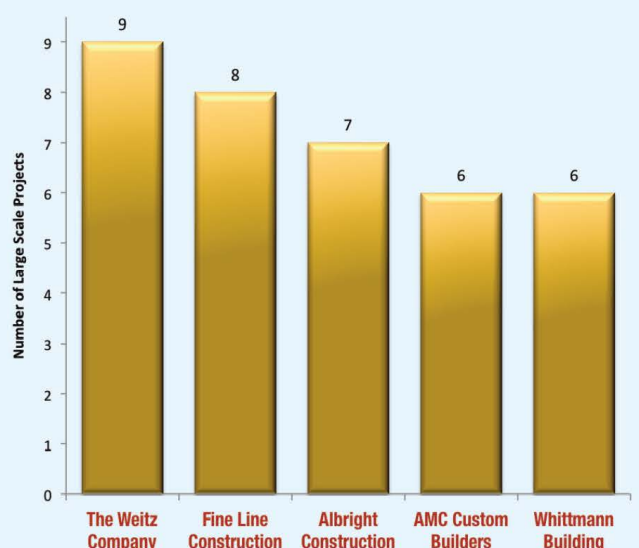
**TOTAL NUMBER OF PROJECTS\***  
Current Year Versus Prior Year



**TOP 5 CONTRACTORS**  
By Value of Projects  
Last 12 Months



**TOP 5 CONTRACTORS**  
By Number of Projects  
Last 12 Months

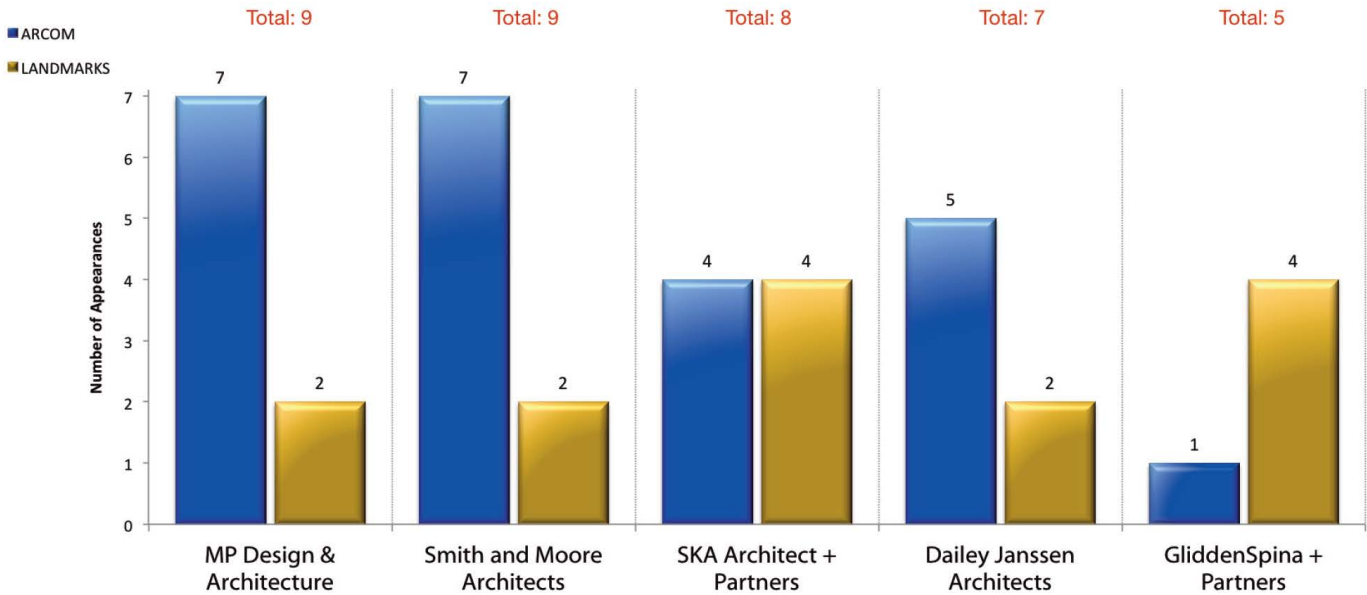


\*Includes Residential and Commercial New Construction, and Residential and Commercial Alteration permits issued with \$100,000 or more valuations

## BUILDING & DEVELOPMENT APPLICATIONS

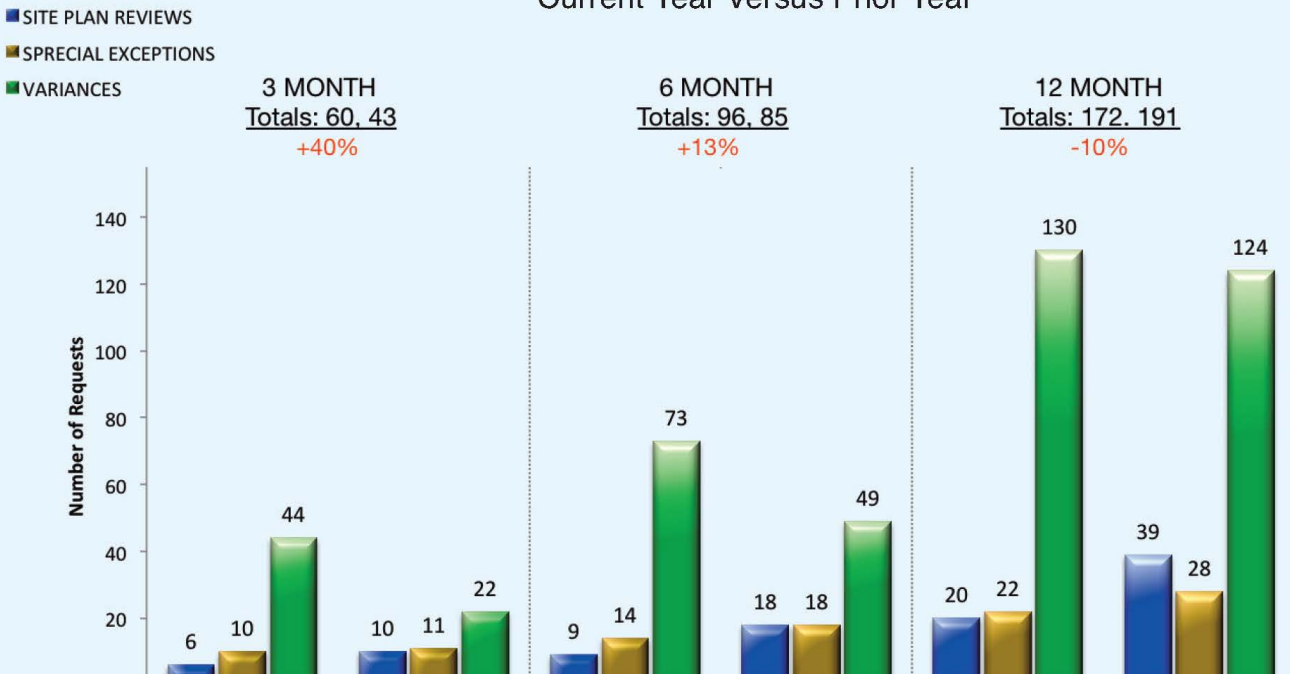
### TOP 5 ARCHITECTS

For Architectural & Landmarks Commission Appearances\* — Last 12 Months



\*Where each unique agenda item number is recorded as a single appearance

### TOWN COUNCIL DEVELOPMENT REVIEWS Current Year Versus Prior Year







400 Royal Palm Way, Suite 404  
Palm Beach, FL 33480

POSTMASTER STD  
U.S. POSTAGE  
**PAID**  
WEST PALM BCH, FL  
PERMIT NO. 347

*Advertisement*

RABIDEAU KLEIN IS A TRUSTED REPRESENTATIVE OF HIGH-END REAL ESTATE, BUSINESS FORMATION, CROSS-BORDER AND LEGAL CONSULTATION. OUR LAW FIRM HAS BEEN IN EXISTENCE SINCE 2014 AND CONSISTS OF BOARD CERTIFIED REAL ESTATE ATTORNEYS DEDICATED TO PROVIDING SUPERIOR LEGAL COUNSEL AND FIRST-CLASS SERVICE TO OUR CLIENTELE.

OUR LEGAL TEAM OFFERS DECADES OF KNOWLEDGE AND EXPERIENCE ON ALL LEGAL MATTERS FOR REAL ESTATE TRANSACTIONS AND RELATED ISSUES. WE PROVIDE REPRESENTATION FOR ALL OF YOUR REAL ESTATE ASSETS, SUCH AS SINGLE-FAMILY HOMES, CONDOMINIUMS, CO-OPS, VACANT LAND, INVESTMENT, AND COMMERCIAL PROPERTIES.

#### ONLINE RESOURCES

Title Insurance Calculator: [www.rabideauklein.com/title-insurance-calculator](http://www.rabideauklein.com/title-insurance-calculator)

Beach Access Finder, Town of Palm Beach: [www.rabideauklein.com/beach-access](http://www.rabideauklein.com/beach-access)

Rabideau Klein Million Dollar Mortgages Brief, Palm Beach County: [www.rabideauklein.com/million-dollar-mortgage-brief](http://www.rabideauklein.com/million-dollar-mortgage-brief)

Rabideau Klein Town of Palm Beach Brief: [www.rabideauklein.com/town-of-palm-beach](http://www.rabideauklein.com/town-of-palm-beach)

#### CONTACTS

David E. Klein, Esq. | [dklein@rabideauklein.com](mailto:dklein@rabideauklein.com) | 561.655.6221

Florida Bar Board Certified in Real Estate Law

Guy Rabideau, Esq. | [grabideau@rabideauklein.com](mailto:grabideau@rabideauklein.com) | 561.655.6221

Florida Bar Board Certified in Real Estate Law