

# Rabideau Klein Brief

TOWN OF PALM BEACH

SEPTEMBER 2020



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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)

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## REAL ESTATE HIGHLIGHT: SINGLE FAMILY DETACHED

# Summer Boom Nears One Billion In Luxury Home Sales

## Three More \$10M-Plus Sales Added To Summer Mix In August

A welcome storm of activity just thundered across Palm Beach's realty market. This summer, the number of single family home sales in the \$1 million-plus category rose 151% as compared to 2019 and the dollar volume nearly doubled, approaching the \$1 billion mark. There were 98 June-through-August sales with a total dollar volume of \$902.45 million as compared to \$495.42 million during the same period of 2019. August's contribution included three \$10 million-plus transactions, the largest of which was the private sale of 255 Emerald Lane for \$14.25 million where Richard Cushing True of the Cushing True development company and agent for The Corcoran Group represented the seller, and Suzanne Trapani Frisbie represented the buyer. Additionally, Stephen Hall of Compass Florida's listing of 135 El Vedado Road closed at \$13 million with Gary Pohrer of Douglas Elliman representing the buyer, and the property at 1230 S. Ocean Boulevard brought \$11.5 million in a private sale.

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## 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.**
255 Emerald Lane	\$14,250,000	12-Aug	RICHARD TRUE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	PRIVATE SALE	7,863

### 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
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
225 Indian Road	\$28,980,116	Dec-19	SUZANNE FRISBIE <i>Frisbie Group</i>	MADISON COLLUM <i>ONE Sotheby's International Realty</i>	PRIVATE SALE	5,364

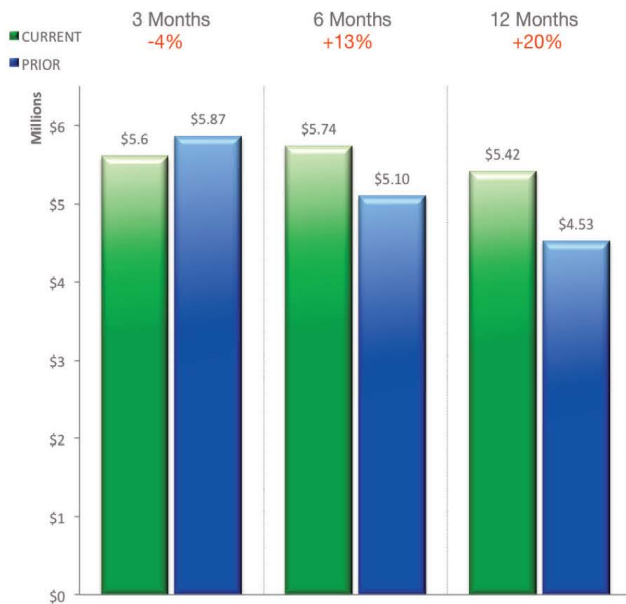
\*Days On Market

\*\*Living Area

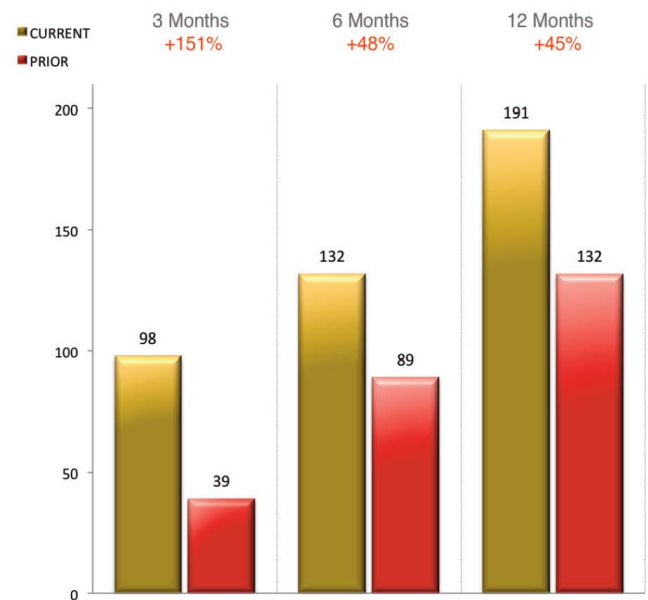
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$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

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

**SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES<sup>†</sup> – AUGUST 2020**

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
255 Emerald Lane	\$14,250,000	12-Aug	RICHARD TRUE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	PRIVATE SALE	7,863
135 El Vedado Road	\$13,000,000	3-Aug	STEPHEN HALL <i>Compass Florida</i>	GARY POHRER <i>Douglas Elliman</i>	181	11,298
1230 S. Ocean Blvd.	\$11,500,000	18-Aug	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	UNKNOWN	PRIVATE SALE	1,225
309 Dunbar Road	\$9,887,000	31-Aug	JAMES MCCANN <i>Premier Estate Properties</i>	PAMELA MILLER <i>Bradford P Miller Real Estate</i>	201	5,853
109 El Mirasol	\$9,450,000	20-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	6,409
310 Polmer Park	\$9,022,500	7-Aug	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	96	5,007
235 Dunbar	\$8,950,000	10-Aug	GARY POHRER <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	48	6,690
350 Indian Road	\$8,325,000	4-Aug	STEPHEN HALL <i>Compass Florida</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	277	8,016
125 El Bravo Way, E1	\$7,187,500	18-Aug	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CRIS DEITZ <i>William Raveis</i>	456	Lot
152 Dolphin Road	\$6,750,000	6-Aug	JAMES MCCANN <i>Premier Estate Properties</i>	WHITNEY MCGURK / LIZA PULTZER <i>Compass Florida</i>	50	4,038
341 Garden Road	\$6,700,000	3-Aug	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	WHITNEY MCGURK / LIZA PULTZER <i>Compass Florida</i>	322	4,991
222 Ridgeview Drive	\$6,500,000	3-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	3,946
127 Reef Road	\$6,300,000	6-Aug	TONI HOLLIS / GLORIA MORÉ <i>Waterfront Properties &amp; Club Communities</i>	BURT MINKOFF <i>Douglas Elliman</i>	45	3,936
202 Onondaga Ave.	\$5,550,000	11-Aug	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	CARA MCCLURE <i>Douglas Elliman</i>	365	4,370
210 Wells Road	\$5,050,000	25-Aug	JONATHAN DUERR <i>William Raveis</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	256	4,058
233 El Pueblo Way	\$4,425,000	21-Aug	ELAINE EDWARDS / FRANCES LEIDY <i>Brown Harris Stevens</i>	KAREN BELLOWS <i>Florida Luxurious Properties</i>	645	4,196
311 Pendleton Lane	\$4,400,000	12-Aug	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	435	5,306
165 Atlantic Ave.	\$4,325,000	5-Aug	LIZA PULTZER / LILLIAN MCCLUSKEY <i>Compass Florida</i>	FRANCES FRISBIE <i>Premier Estate Properties</i>	63	3,054
419 Seaspray Ave.	\$4,200,000	4-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	4,222
236 La Puerta Way	\$4,100,000	21-Aug	ELAINE EDWARDS / FRANCES LEIDY <i>Brown Harris Stevens</i>	KAREN BELLOWS <i>Florida Luxurious Properties</i>	295	3,015
281 Monterey Road	\$4,005,000	21-Aug	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	WHITNEY MCGURK <i>Compass Florida</i>	73	3,228
254 N. Woods Road	\$3,715,000	5-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	3,002
233 List Road	\$3,380,500	31-Aug	MELANIE BARRE / SHEILA CROSBY <i>Sotheby's International Realty</i>	UNKNOWN	PRIVATE SALE	4,171
220 Osceola Way	\$3,300,000	3-Aug	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LILLY FERREIRA <i>Brown Harris Stevens</i>	241	2,754
1285 N. Lake Way	\$2,750,000	25-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	2,839
253 El Pueblo Way	\$2,450,000	21-Aug	FRANCES LEIDY / ELAINE EDWARDS <i>Brown Harris Stevens</i>	KAREN BELLOWS <i>Florida Luxurious Properties</i>	645	4,196
231 Cocoanut Row	\$1,665,000	12-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	1,347

†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>— AUGUST 2020**

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER /	BUILT	SQ. FT.**
936 N. Lake Way	\$27,000,000	21-Aug	<b>GARY POHRER</b> <i>Douglas Elliman</i>	Jamaica Lane	RX-10648738	2000	9,015
127 Dunbar Road	\$23,850,000	30-Aug	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	Adams Addition	20-1426	1925	8,384
130 Coconut Row	\$10,995,000	31-Aug	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	Primavera Estates	RX-10652510	1928	5,786
209 Phipps Plaza	\$8,500,000	4-Aug	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	Phipps Plaza	RX-10644179	1926	6,591
444 Chilean Avenue	\$5,995,000	12-Aug	<b>JAMES EDWARDS</b> <i>Sotheby's International Realty</i>	Royal Park	RX-10646295	2016	3,075
207 Bahama Lane	\$4,495,000	10-Aug	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	Bahama Addition	RX-10645698	1954	3,513
241 Bahama Lane	\$3,650,000	24-Aug	<b>TIERNEY O'HARA</b> <i>Sotheby's International Realty</i>	Bahama Addition	RX-10649377	1,968	2,861
301 Seabreeze Ave.	\$3,195,000	31-Aug	<b>LISA CREGAN</b> <i>Lawrence A. Moens Associates</i>	Poinciana Park	RX-10652420	1925	2,856
210 Debra Lane	\$2,498,000	4-Aug	<b>MATTHIAS FRETZ</b> <i>Douglas Elliman</i>	Manana Estates	RX-10644180	1953	1,253
215 Colonial Lane	\$2,495,000	28-Aug	<b>NICHOLAS ARSALI</b> <i>NextEra Realty</i>	El Encanto 2	RX-10650666	1956	2,268

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

\*\*Living area

## REAL ESTATE HIGHLIGHT: CONDOMINIUMS & CO-OPS

# Floral Park Townhome Sale Brings \$4.8M

## Two \$7M-plus Condos Added To Summer Surge Of Luxury Condo Listings

A Mediterranean style townhouse built in 2006 and conveniently located in the heart of the Town was the largest condominium sale in August and brought \$4.81 million. Thor Brown of The Corcoran Group represented both the buyer and the seller of the in-town property at Floral Park, 161 Main Street. Additionally, the asking prices of the two largest condominium listings topped \$7M million last month where Tara Pearl of Palm Beach Real Estate presented Unit 2C of the Dunster House at 360 S. Ocean Boulevard for \$7.75 million, and, Christopher Leavitt and Ashley McIntosh of Douglas Elliman offered a corner townhome at the new Palazzo Villas, 251 Brazilian Avenue for \$7.60 million. Altogether, the number of June-through-August \$1 million-plus condominium listings totaled 61 as compared to 26 during the same period of last summer, a 126% increase.

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## 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.**
161 Main Street	\$4,810,000	21-Aug	THOR BROWN <i>The Corcoran Group</i>	THOR BROWN <i>The Corcoran Group</i>	366	4,098

### 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

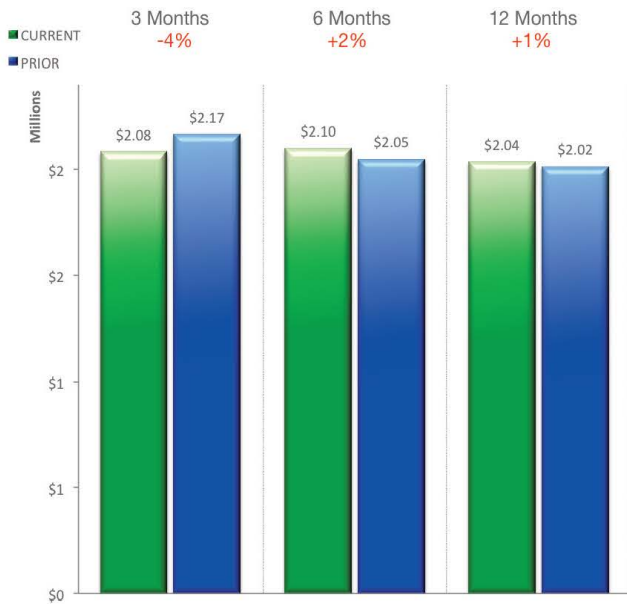
\*Days on market

\*\*Living area

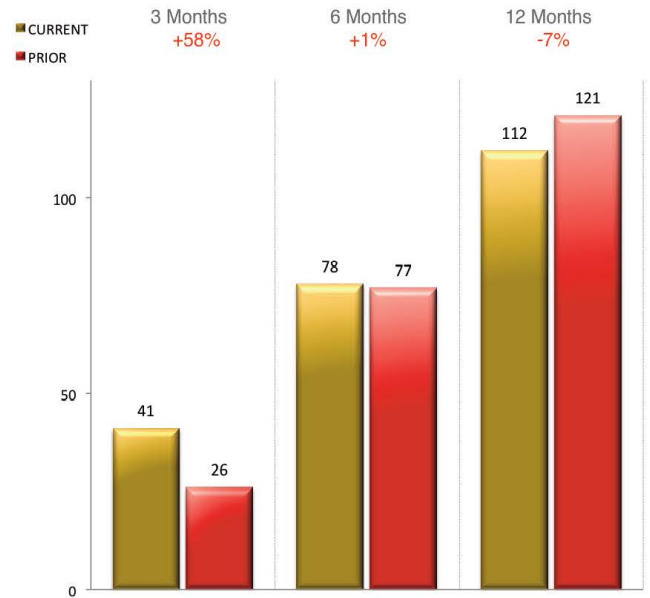
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

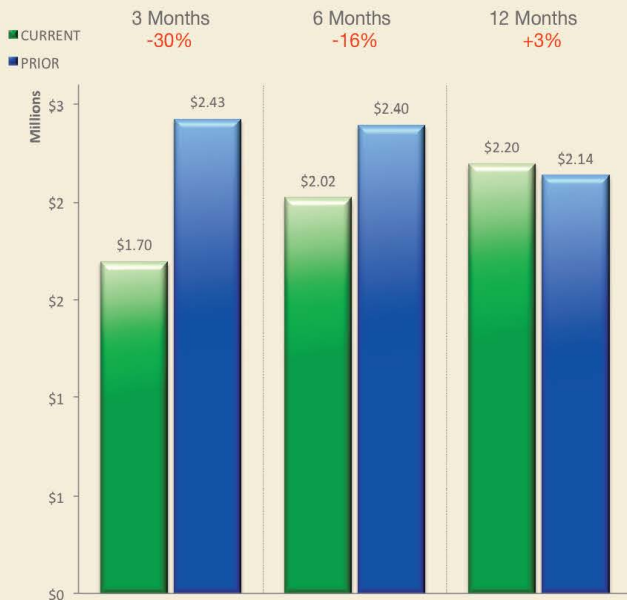
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



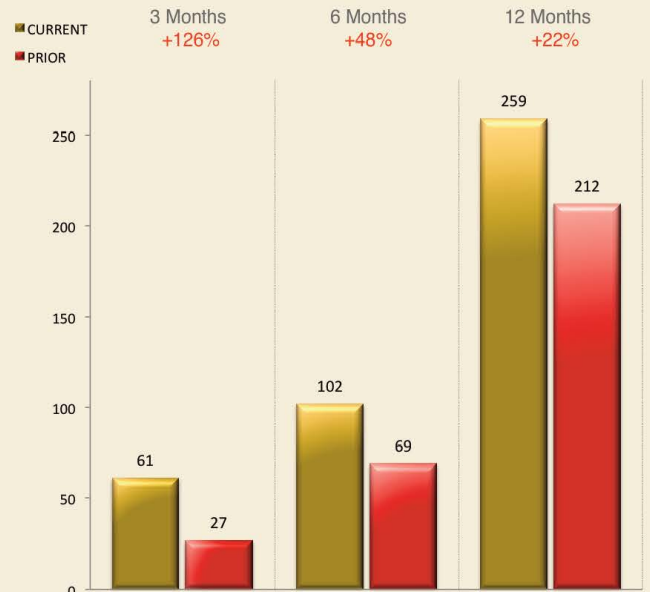
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**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> — AUGUST 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
161 Main Street	\$4,810,000	21-Aug	THOR BROWN <i>The Corcoran Group</i>	THOR BROWN <i>The Corcoran Group</i>	366	4,098
336 Australian Ave. W	\$4,100,000	14-Aug	MARY NEWTON <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	212	2,744
425 Worth Ave., 2B	\$3,950,000	10-Aug	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	UNKNOWN	283	2,762
3000 S. Ocean Blvd., 406	\$3,500,000	17-Aug	DANA KOCH <i>The Corcoran Group</i>	FRED BARBONI <i>Coastal Realty Advisors</i>	208	4,301
100 Royal Palm Way, G1	\$3,300,000	3-Aug	BLAIR KIRWAN <i>Brown Harris Stevens</i>	ELIZABETH CARSON <i>K2 Realty, Inc.</i>	82	2,535
340 Brazilian Ave., 101A	\$2,850,000	4-Aug	ROSALIND CLARKE / JAMES MCCANN <i>Premier Estate Properties</i>	MARLEY OVERMAN <i>Illustrated Properties</i>	74	2,284
300 S. Ocean Blvd., 1C	\$2,418,500	18-Aug	ROSALIND CLARKE <i>Premier Estate Properties</i>	CARA MCCLURE <i>Douglas Elliman</i>	321	2,101
130 Sunrise Ave., 219	\$1,600,000	28-Aug	UNKNOWN	UNKNOWN	PRIVATE SALE	1,983
429 Australian Ave., 7	\$1,550,000	21-Aug	TODD PETER <i>Sotheby's International Realty</i>	BLAIR SONVILLE <i>Lowell International Realty</i>	60	1,686
3600 S. Ocean Blvd., Ph 604	\$1,355,000	20-Aug	KOURTNEY PULTZER <i>Sotheby's International Realty</i>	MORGAN LEWIS <i>Realty ONE Group Innovation</i>	68	3,000
127 Peruvian Ave., 304	\$1,295,000	20-Aug	SUZANNE FRISBIE / FRANCES FRISBIE <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	70	1,428
2335 S. Ocean Blvd., E19	\$1,278,000	Aug-20	CLAUDIA MINERVINI <i>The Corcoran Group</i>	UNKNOWN	209	2,810
3100 S. Ocean Blvd., 404S	\$1,250,000	Aug-20	UNKNOWN	UNKNOWN	PRIVATE SALE	2,244
2600 S. Ocean Blvd., 302W	\$1,100,000	Aug-20	SABRA KIRKPATRICK / MARTA HARDYMAN <i>Sotheby's International Realty</i>	GARY POHRER <i>Douglas Elliman</i>	62	2,001

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

ADDRESS	LIST PRICE	LIST DATE	LISTING AGENT/AGENCY	LOCATION	MLS NUMBER /	BUILT	SQ. FT.**
360 S. Ocean Blvd., 2C	\$7,750,000	25-Aug	TARA PEARL <i>Palm Beach Real Estate</i>	The Dunster House	RX-10649544	1978	2,450
215 Brazilian Ave.	\$7,595,000	18-Aug	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	The Palazzo Villas	RX-10648418	2018	5,242
100 Worth Ave., Ph 17	\$4,150,000	17-Aug	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	Winthrop House	RX-10647770	1970	1,583
44 Cocoonut Row, 315B	\$3,850,000	5-Aug	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	Palm Beach Towers	20-1329	1956	2,026
133 Hammon Ave., 5	\$2,974,500	6-Aug	MATTHIAS FRETZ <i>Douglas Elliman</i>	Ocean Colony	RX-10644634	2012	1,921
2580 S. Ocean Blvd., 1A3	\$1,499,000	20-Aug	RYAN GAINES / MICHAEL HARRIS <i>Douglas Elliman</i>	Palm Beach Stratford	RX-10648407	1979	2,423
2784 S. Ocean Blvd., 402S	\$1,495,000	17-Aug	MARYANN CHOP <i>Sotheby's International Realty</i>	The Cove	RX-10647715	1975	2,040
2660 S. Ocean Blvd., 102W	\$1,400,000	25-Aug	RYAN GAINES / MICHAEL HARRIS <i>Douglas Elliman</i>	Beach Point	RX-10649953	1979	1,908
142 Peruvian Ave., 101	\$1,350,000	14-Aug	MARTIN CONROY <i>Douglas Elliman</i>	Mid Ocean Condo	RX-10647403	1987	774
2275 S. Ocean Blvd., 205N	\$1,325,000	24-Aug	FRANCES FRISBIE <i>Premier Estate Properties</i>	The Reef	RX-10649457	1974	1,868
2160 Ibis Isle Road, 5	\$1,295,000	17-Aug	JOAN MESSING / PAMELA GOTTFRIED <i>Douglas Elliman</i>	Chateau Cheverny Ibis Isle	RX-10647559	1969	2,592
2295 S. Ocean Blvd., 601	\$1,250,000	28-Aug	SAMANTHA CURRY / LACEY ROSS <i>Douglas Elliman</i>	Twenty Two Ninety Five South Ocean	RX-10650598	1969	1,959
2335 S. Ocean Blvd., 3A	\$1,150,000	14-Aug	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	Tres Vidas Of Palm Beach	RX-10646751	1982	2,810
214 Chilean Ave., 100	\$1,075,000	7-Aug	JESSICA ROBERTSON / STEVE DAVIS <i>Douglas Elliman</i>	Casa 214	RX-10645384	1929	1,038
44 Cocoonut Row, 326B	\$1,000,000	31-Aug	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	Palm Beach Towers	RX-10651025	1956	1,022

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

\*Days on market \*\*Living area

## LAND USE HIGHLIGHT: BUILDING & PLANNING

# PalmCorp Construction Pulls Permit for \$1.2M Estate

## Summer Development Review Requests Jump 29%

PalmCorp Construction was issued the largest building permit in August for a new \$1.15 million estate at 217 Sandpiper Drive. The building and landscape design plans of B1 Architect and Environmental Design Group include demolition of the current 3,816 square-foot building and hardscape, and construction of a 5,120 square-foot Bermuda-style home, pool and hardscape. Keeping abreast of 2019 summer construction activity, the project was one of 79 large-scale projects of \$100,000 or more permitted during the last three months, as compared to 77 during the same period of last year. The total value of the June-through-August projects was \$52.56 million for 2020, and \$51.45 million for 2019. Additionally, the Town Council experienced a 29% increase in summer Development Review requests as compared to 2019.

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## BUILDING PERMITS

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

ADDRESS	VALUE	ISSUED	CONTRACTOR	ARCHITECT	TYPE
217 Sandpiper Drive	\$1,150,000	13-Aug	PalmCorp Construction	B1 Architect	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

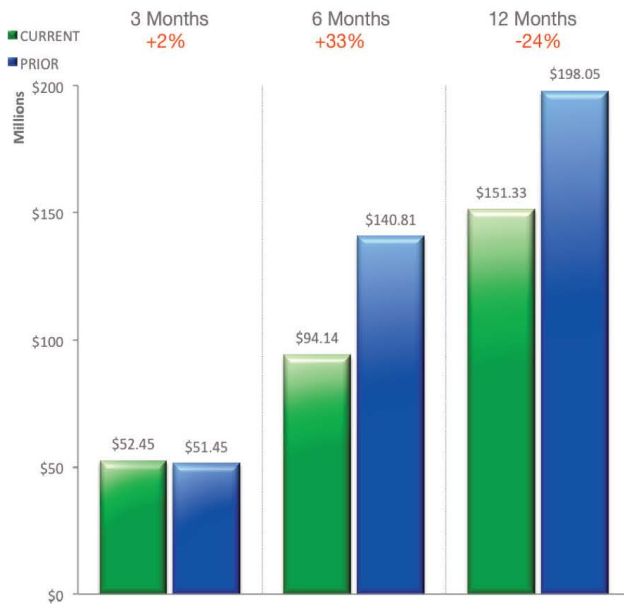
\*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration



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

## \$100,000-PLUS BUILDING PERMITS

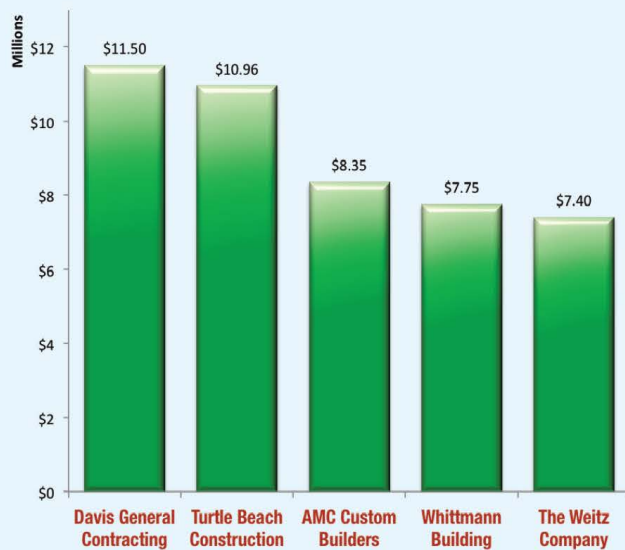
**TOTAL VALUE OF PROJECTS\***  
 Current Year Versus Prior Year



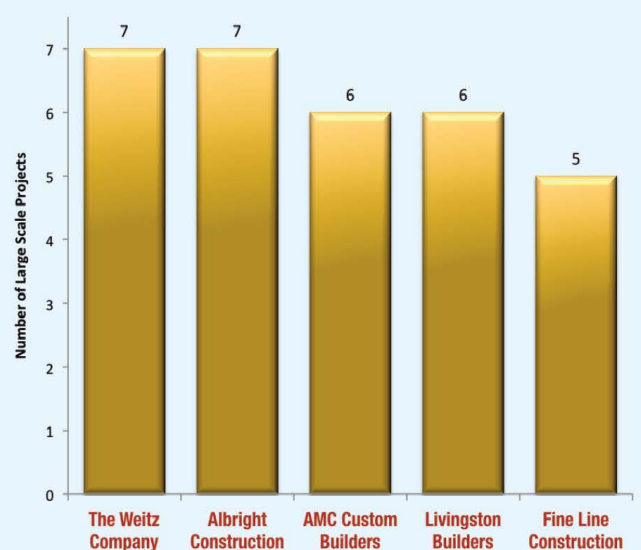
**TOTAL NUMBER OF PROJECTS\***  
 Current Year Versus Prior Year



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



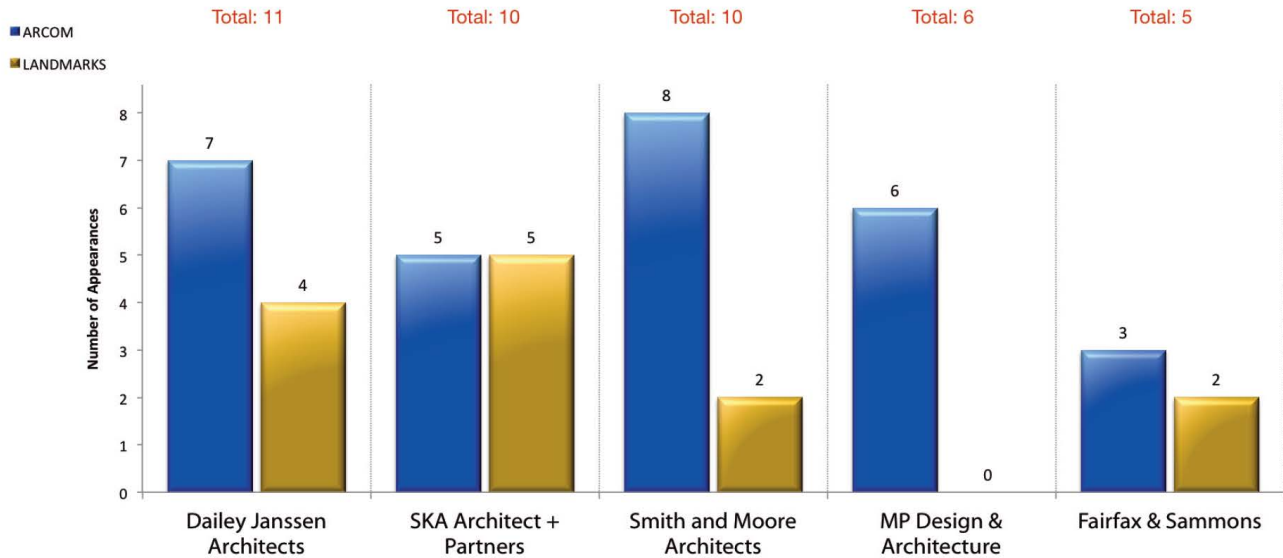
**TOP 5 CONTRACTORS**  
 By Number of Projects  
 Last 12 Months



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

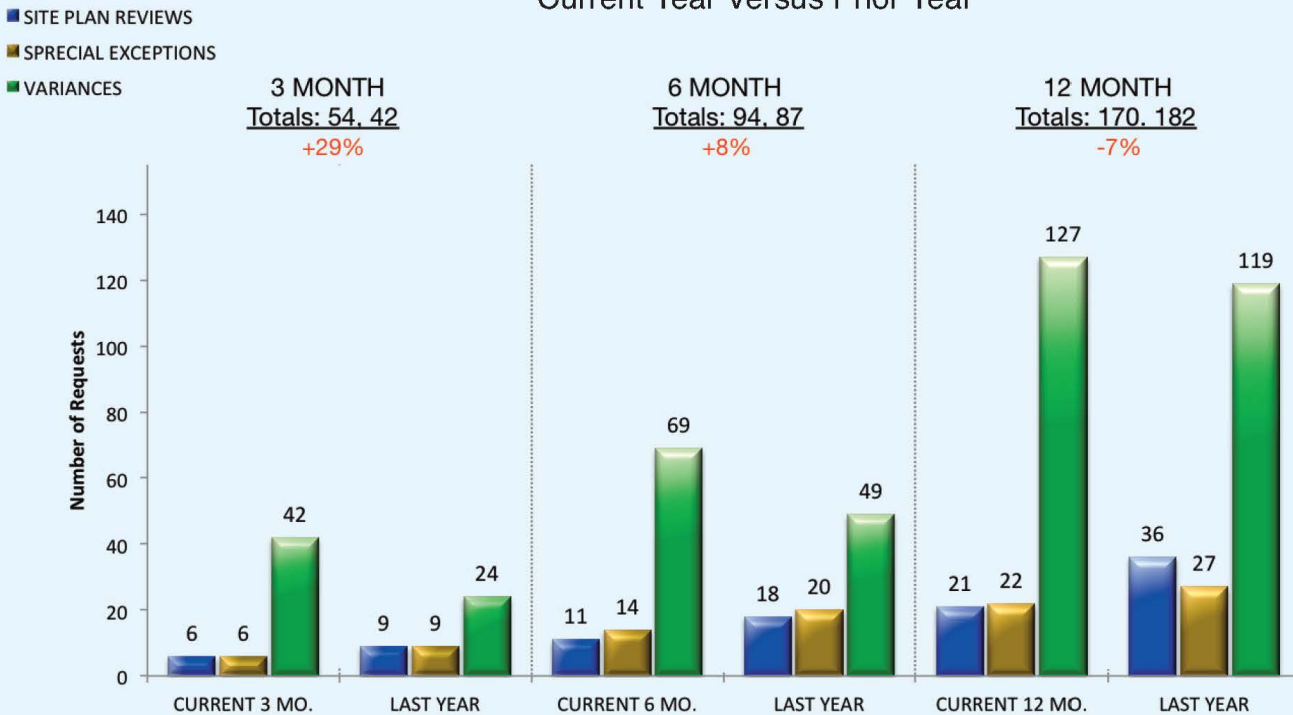
## BUILDING & DEVELOPMENT APPLICATIONS

### 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







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#### 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)

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