

Rabideau Klein Brief

TOWN OF PALM BEACH

JUNE 2021



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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

Town of Palm Beach Town Council, www.townofpalmbeach.com/469/Town-Council

Town of Palm Beach Architectural Commission, www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM

Town of Palm Beach Landmarks Preservation Commission, www.townofpalmbeach.com/100/Landmarks-PreservationCommission

Palm Beach County Clerk of Court & Comptroller, www.mypalmbeachclerk.com

Palm Beach County Appraisers Office, pbcgov.com/papa

Palm Beach Board of Realtors Multiple Listing Service, pbb.flexmls.com

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REAL ESTATE HIGHLIGHT: RESIDENTIAL ESTATES / LOTS

Second Largest Sale of the Year: \$95M for Mediterranean Mansion

Accelerated Listings Trend Brakes Sharply in May

Last month's largest luxury single-family home sale was also the second largest of the year. The palatial mansion, Pietra Mare, at 1341 S. Ocean Boulevard was purchased for \$95 million in mid May. The two-acre, oceanfront estate boasts lush landscaping and a newer 15-thousand square-foot Italian style residence. Lawrence Moens of Lawrence A. Moens Associates represented both the seller and the buyer in the transaction. Mr. Moens also represented the seller of another purchase that made the Top 10 of the last twelve months, a residence at 520 Island Drive that was just built last year in the Estate Section. Suzanne Trapani-Frisbie of Premier Estate Properties represented the buyer of the 'resort inspired home' that was named Lago-a-Lago for its front-yard and backyard intracoastal frontage, according to its sales literature.

While home sales continued to flourish, the available inventory showed signs of dwindling. In May there were only eleven new listings in the \$1 million-plus category while there were about three times as many during April, and twice as many during May of last year.

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LUXURY SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$95,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1341 S. Ocean Blvd.	Casa Apava	19-May	(Public record)

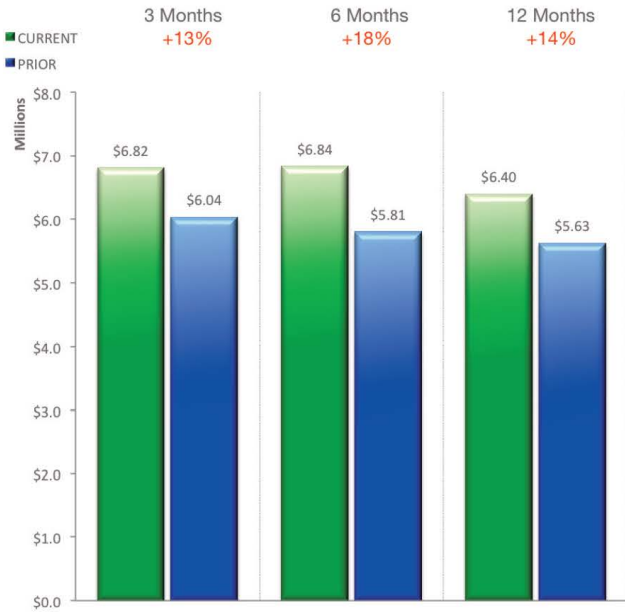
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$122,695,954	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	535 N. County Road	Reef	Feb-21	21-51
\$95,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1341 S. Ocean Blvd.	Casa Apava	May-21	(Public record)
\$71,850,000	UNKNOWN	UNKNOWN	8 S. Lake Trail	Primavera Estates	Jun-20	(Public record)
\$70,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1095 N. Ocean Blvd.	North End	Jun-20	(Public record)
\$68,385,000	UNKNOWN	UNKNOWN	905 N. Ocean Blvd.	North End	Feb-21	(Public record)
\$57,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	174 Via Del Lago	Estate Section	Mar-21	RX-10678830
\$55,150,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	300 N. Lake Way	Stotesbury Park	Dec-20	20-1695
\$51,420,000	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1744 S. Ocean Blvd.	Plam Beach Estates	Jul-20	(Public record)
\$49,141,600	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	520 Island Drive	Everglades Island	May-21	21-627
\$49,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	1350 N. Lake Way	Eden Villa	Mar-21	(Public record)

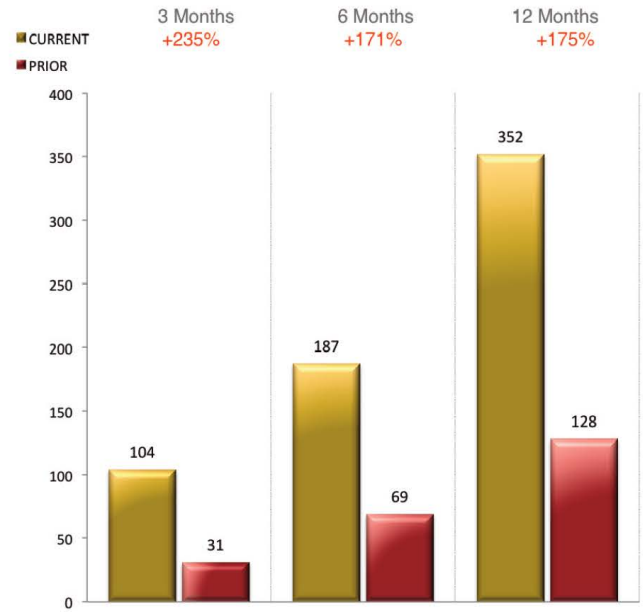
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE*
Current Year Versus Prior Year



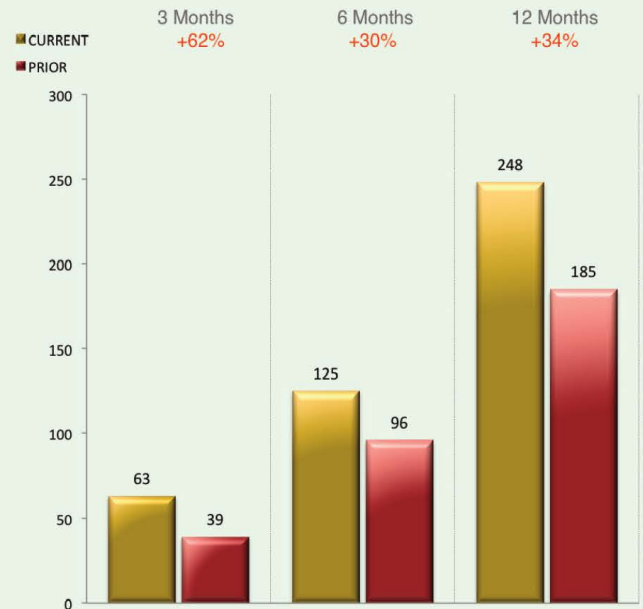
HOMES SOLD*
Current Year Versus Prior Year



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

LUXURY SINGLE FAMILY HOME SALES* — MAY 2020

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$95,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1341 S. Ocean Blvd.	Casa Apava	19-May
\$49,141,600	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	520 Island Drive	Everglades Island	4-May
\$41,712,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	DANA KOCH <i>The Corcoran Group</i>	320 Island Road	El Bravo Park	4-May
\$23,788,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JAMES MCCANN <i>Premier Estate Properties</i>	304 Garden Road	Eden Properties	7-May
\$23,750,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	210 Via Del Mar	Estate Section	10-May
\$16,325,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	576 Island Road	Everglades Island	3-May
\$15,910,000	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	247 Jungle Road	Estate Section	19-May
\$15,250,000	JAMES MCCANN <i>Premier Estate Properties</i>	DANA KOCH <i>The Corcoran Group</i>	12 Lagomar Road	Lagomar Park	28-May
\$12,000,000	JEFFREY CLONINGER <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	200 Regents Park Road	Regents Park	13-May
\$11,350,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	272 Via Marila	Coral Estates	25-May
\$10,458,000	JOAN WENZEL-MESSING <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	2288 Ibis Isle Road W	Ibis Isle	17-May
\$8,375,000	ASHLEY COPELAND <i>Brown Harris Stevens</i>	ELIZABETH DEWOODY <i>Compass Palm Beach</i>	252 Seaspray Ave.	Poinciana Park	11-May
\$7,100,000	CRISTA RYAN <i>Tina Fanjul Associates</i>	LISA MCGOWAN <i>Sotheby's International Realty</i>	210 Eden Road	Eden Properties	14-May
\$7,000,000	UNKNOWN	UNKNOWN	280 Via Marila	Coral Estates	3-May
\$6,595,000	GARY LITTLE <i>Sotheby's International Realty</i>	FRANCES PETER <i>Sotheby's International Realty</i>	230 El Pueblo Way	El Encanto	4-May
\$6,475,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	218 Merrain Road	Bello Lido	12-May
\$6,225,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA LANDRY <i>Dana E. Landry</i>	150 Algoma Road	Estate Section	7-May
\$5,400,000	TAMARA FISHER <i>Waterfront Properties & Club Communities</i>	WAHKUNA VEGA <i>William Raveis</i>	118 Via Vizcaya	Via Vizcaya	6-May
\$4,900,000	UNKNOWN	UNKNOWN	129 Chilean Ave.	Royal Park Addition	10-May
\$4,700,000	LISA CREGAN <i>Sotheby's International Realty</i>	HEATHER BRETZLAFF <i>Douglas Elliman</i>	334 Chilean Ave.	Royal Park Addition	24-May
\$4,450,000	ROSALIND CLARKE <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	346 Seabreeze Ave.	Poinciana Park	5-May
\$4,400,000	UNKNOWN	UNKNOWN	210 Palmo Way	Alto Lido	3-May
\$4,260,000	WILLIAM YAHN <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	240 Mockingbird Trail	Mockingbird Trail	14-May
\$4,250,000	CARA MCCLURE <i>Douglas Elliman</i>	BLAIR KIRWAN <i>Brown Harris Stevens</i>	210 Osceola Way	Osceola Way	20-May
\$4,125,000	UNKNOWN	UNKNOWN	281 List Road	List Addition	5-May
\$3,857,500	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	LORE SMITH <i>Sotheby's International Realty</i>	360 Seaspray Ave.	Poinciana Park	20-May

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

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY SINGLE FAMILY HOME LISTINGS* — MAY 2020

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT.**
\$79,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	149 E. Inlet Drive	Sea Isle Estates	10-May	21-780	11,706
\$29,950,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	360 El Brillo Way	El Bravo Park	19-May	RX-10715548	Lot
\$12,500,000	TONY ANGIULI <i>Shore Group Realty</i>	150 Woodbridge Road	Bingham Copp	19-May	RX-10717461	5,434
\$10,499,000	LORI STOLL <i>Douglas Elliman</i>	745 N. Lake Way	Mark Rafalsky	10-May	RX-10714838	3,802
\$10,000,000	MILLA RUSSO <i>Illustrated Properties</i>	218 Debra Lane	Manana Estates	14-May	RX-10716232	3,600
\$8,750,000	LISA CREGAN <i>Sotheby's International Realty</i>	444 Chilean Ave.	Royal Park	10-May	RX-10715022	3,075
\$6,950,000	GARY POHRER <i>Douglas Elliman</i>	124 Australian Ave.	Royal Park	18-May	RX-10717146	3,273
\$6,895,000	DANA KOCH <i>The Corcoran Group</i>	216 Bahama Lane	Bahama	4-May	RX-10713266	2,819
\$6,200,000	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	249 Sandpiper Drive	Dodge Estates	25-May	RX-10718908	2,800
\$5,500,000	DENISE HANLEY <i>Denise A. Hanley, Inc.</i>	233 Bahama Lane	Bahama	14-May	21-800	3,248
\$4,100,000	DEANNA FUGERE <i>Engel & Volkers</i>	2258 Ibis Isle Road E	Ibis Isle	21-May	RX-10718144	3,146

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

** Square feet of living space

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

New-luxe Palazzo Villas Townhome Brings \$12M

The Price of New Condo Listings Tops Out at Nearly \$11M

Last month, one of the four townhouses of Palazzo Villas brought \$12 million in a private sale making it the third largest condominium sale of the last twelve months. Built in 2018, the new-luxe residence at 219 Brazilian, a multi-level townhome with 5,000 square feet of living space and 1100 square feet of covered terrace, is within walking distance of Worth Avenue and the Atlantic Ocean. Altogether, there were a beefy forty-three May sales in the \$1 million-plus condominium market.

The asking prices of new listings topped out at \$10.5 million for the Cambridge townhome at 180 Sunset Avenue, a recently built, luxury in-town residence featuring a two-car garage, elevator and expansive state-of-the-art living spaces. Christian Angle of Christian Angle Real Estate presented the listing. Lawrence Moens of Lawrence A. Moens Associates presented the second largest condo listing in May; priced at \$8.9 million, Apartment 906 of the Leverett House offers high-floor, panoramic ocean views from its prestigious Biltmore location.

CONTACT | David E. Klein, Esq. | dklein@rabideauklein.com | 561.655.6221

LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$11,995,000	UNKNOWN	UNKNOWN	219 Brazilian Ave.	Palazzo Villas	5-May	(Public record)

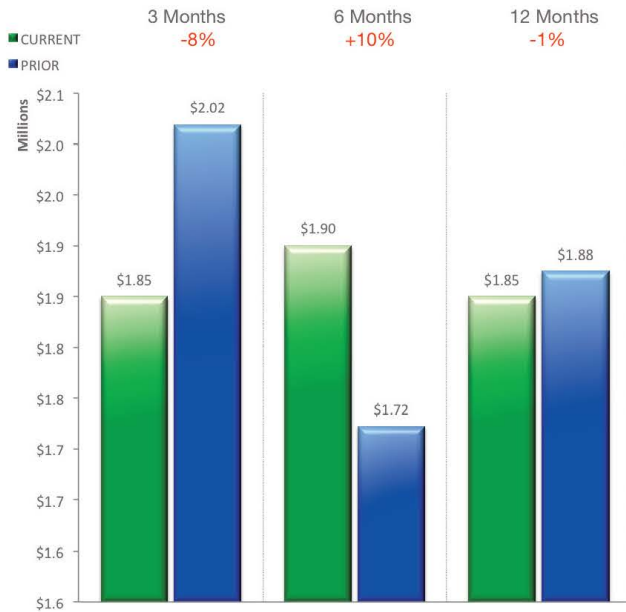
TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$26,070,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	456 S. Ocean Blvd., 1	Estate Section	Apr-21	(Public record)
\$14,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	HAROLD MATHESON <i>Monique Matheson Properties</i>	100 Sunrise Ave., Ph 2e	Sun & Surf 100	Nov-20	20-787
\$13,666,500	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	UNKNOWN	237 Brazilian Ave., East & West	Cortile Villa	Oct-20	RX-10625875
\$11,995,000	UNKNOWN	UNKNOWN	219 Brazilian Ave.	Palazzo Villas	May-21	(Public record)
\$10,770,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	TODD PETER <i>Sotheby's International Realty</i>	221 Royal Poinciana Way, 3	Via Flagler	Nov-20	RX-10639476
\$10,495,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	104 Gulfstream Road	Las Ventanas	Dec-20	RX-10461281
\$9,640,000	UNKNOWN	UNKNOWN	150 Bradley Place, C13	Palm Beach Biltmore	Oct-20	(Public record)
\$9,385,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	130 Coconut Row	Primavera Estates	Dec-20	(Public record)
\$8,900,000	WILLIAM YAHN <i>The Corcoran Group</i>	LISA CREGAN <i>Sotheby's International Realty</i>	425 Worth Ave Ph B	The Villas	Mar-21	RX-10679739
\$8,405,000	JAMES MCCANN <i>Premier Estate Properties</i>	NICHOLAS GRODZICKI <i>Sotheby's International Realty</i>	167 Seabreeze Ave.	Poinciana Park	Nov-20	RX-10571670

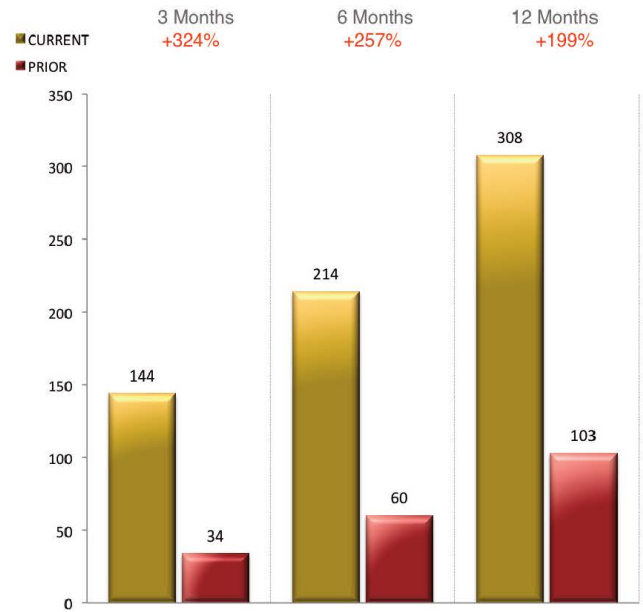
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



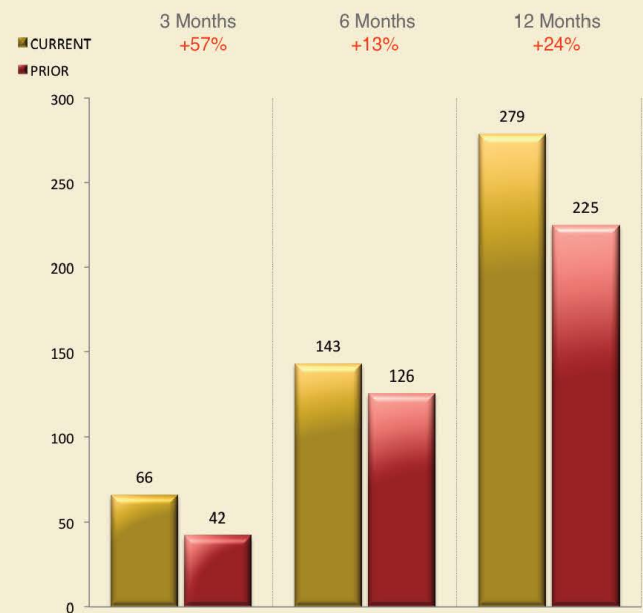
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



*Includes condominiums and co-ops priced at \$1 million or more

Top 30 of 43 sales of \$1 million or more

LUXURY CONDO / CO-OP SALES* — MAY 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE
\$11,995,000	UNKNOWN	UNKNOWN	219 Brazilian Ave.	Palazzo Villas	5-May
\$7,000,000	ROSALIND CLARKE <i>Premier Estate Properties</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	101 Worth Ave., 2b	Kirkland House	20-May
\$5,295,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	GRACE BROWN <i>Brown Harris Stevens</i>	425 Worth Ave., 5d	Villas Inc	20-May
\$4,000,000	JESSICA ROBERTSON <i>Douglas Elliman</i>	GREGORY WEADOCK <i>Brown Harris Stevens</i>	351 Chilean Ave., 351	Casa del Lago	5-May
\$3,725,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	3000 S. Ocean Blvd., 404b	Bellaria	28-May
\$3,595,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	ANTHONY MARINELLI <i>William Raveis</i>	3000 S. Ocean Blvd., 204b	Bellaria	11-May
\$3,300,000	SHAUNA DUMAS <i>Donohue Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	330 S. Ocean Blvd., 5a	Casa del Lago	14-May
\$3,200,000	JAMES EDWARDS <i>Sotheby's International Realty</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	100 Worth Ave., 321	Winthrop House	3-May
\$3,150,000	HEIDI BONCHER <i>Compass Florida</i>	STEPHEN HALL <i>Compass Florida</i>	3170 S. Ocean Blvd., 702	Enclave	14-May
\$3,050,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PATRICE MCINERNEY <i>Brown Harris Stevens</i>	2660 S. Ocean Blvd., 501w	Beach Point	28-May
\$2,950,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	100 Sunrise Ave., 515	Sun & Surf 130	1-May
\$2,750,000	UNKNOWN	UNKNOWN	2150 Ibis Isle Road, Ph 6	Tower Vallandry Ibis	6-May
\$2,725,000	GARY POHRER <i>Douglas Elliman</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	100 Royal Palm Way., F1	Casa del Lago	3-May
\$2,500,000	ERIC DITRI <i>Waterfront Properties & Club Communities</i>	SALLY KIMBALL <i>Ambassador Realty</i>	3100 S. Ocean Blvd., 303s	Hampton	14-May
\$2,200,000	UNKNOWN	UNKNOWN	2275 S. Ocean Blvd., 101s	Reef	6-May
\$2,200,000	UNKNOWN	UNKNOWN	2000 S. Ocean Blvd., 408n	2000 Condo At Sloans Curve	26-May
\$1,850,000	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	JASON HAVERKAMP <i>William Raveis</i>	2100 S. Ocean Blvd., 306s	Twenty One Hundred	5-May
\$1,850,000	GUS SARIDIS <i>Luxe Real Estate Brokers</i>	DARA DICKINSON <i>Echo Fine Properties</i>	3440 S. Ocean Blvd., 303s	Halcyon	14-May
\$1,800,000	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	SUZANNE AINSLIE <i>Sotheby's International Realty</i>	100 Worth Ave., 602	Winthrop House	12-May
\$1,800,000	UNKNOWN	UNKNOWN	227 Australian Ave., 5b	Melbourne House	10-May
\$1,750,000	UNKNOWN	UNKNOWN	130 Sunrise Ave., 6090	Sun & Surf 130	14-May
\$1,725,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Cocoanut Row, 413a	Breakers Row	7-May
\$1,695,000	MARYANN CHOPP <i>Sotheby's International Realty</i>	DANA KOCH <i>The Corcoran Group</i>	250 Bradley Place, 705	Lake Towers	20-May
\$1,525,000	STEPHEN HALL <i>Compass</i>	MARC SCHAFLE <i>Lang Realty</i>	301 Australian Ave., 115	Brazilian Court	11-May
\$1,500,000	ARIANA MARTINO <i>ONE Sotheby's International Realty</i>	UNKNOWN	320 Chilean Ave, 5	Casa del Lago	4-May
\$1,484,000	SIMON ISAACS <i>Simon Isaacs Real Estate</i>	MARTHA GREENWALD <i>Martha Greenwald Real Estate</i>	44 Cocoanut Row, 401b	Palm Beach Towers	3-May
\$1,375,000	SCOTT GORDON <i>Douglas Elliman</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	3140 S. Ocean Blvd., 506s	Carlton Place	3-May
\$1,350,000	UNKNOWN	UNKNOWN	130 Sunrise Avd., 2080	Sun & Surf 130	6-May
\$1,320,000	ERIC SCHREIBER <i>Leibowitz Realty Group</i>	ERIC SCHREIBER <i>Leibowitz Realty Group</i>	3400 S. Ocean Blvd., 5ei	Atriums	1-May
\$1,320,000	UNKNOWN	UNKNOWN	2660 S. Ocean Blvd., 702s	Beach Point	17-May

*Includes condominiums and co-ops priced at \$1 million or more

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

LUXURY CONDO / CO-OP LISTINGS* — MAY 2021

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	LIST DATE	MLS NUMBER	SQ. FT**
\$10,500,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	180 Sunset Ave.	Floral Park	8-May	RX-10715425	3,702
\$8,900,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	150 Bradley Place, 906	Leverett House	3-May	21-729	2,144
\$4,395,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	200 Bradley Place, 101	L'Ermitage	3-May	RX-10713226	2,350
\$4,185,000	SUZANNE PETRIZZI <i>The Corcoran Group</i>	3550 S. Ocean Blvd 3b	3550 South Ocean	17-May	RX-10716752	2,965
\$3,999,000	DANA KOCH <i>The Corcoran Group</i>	2000 S. Ocean Blvd., 406n	Two Thousand Condo	28-May	RX-10719959	3,280
\$3,500,000	FERN FODIMAN <i>Sotheby's International Realty</i>	100 Sunrise Ave., 201	Sun & Surf	26-May	21-878	2,148
\$3,350,000	GUY CLARK <i>Douglas Elliman</i>	44 Cocoanut Row., 318a	Palm Beach Towers	20-May	RX-10717596	1,272
\$2,500,000	DOUGLAS DRAKE <i>William Raveis</i>	2660 S. Ocean Blvd., 306s	Beach Point	17-May	RX-10716712	2,137
\$2,495,000	GUY CLARK <i>Douglas Elliman</i>	3440 S. Ocean Blvd., 302n	Halcyon	7-May	RX-10714367	2,131
\$2,395,000	HEIDI WICKY <i>Sotheby's International Realty</i>	3170 S. Ocean Blvd., 203s	Enclave	19-May	RX-10717463	2,950
\$2,150,000	MARIANNE CHOPP <i>Sotheby's International Realty</i>	434 Chilean Ave., 6b	Casa del Lago	15-May	21-807	1,316
\$1,990,000	ASHLEY COPELAND <i>Brown Harris Stevens</i>	434 Chilean Ave., 4b	Casa del Lago	14-May	21-818	1,316
\$1,980,000	RONNIE HASOZBEK-GARCIA <i>Premier Estate Properties</i>	354 Chilean Ave., 6f	Island House	27-May	RX-10719490	1,193
\$1,495,000	COURTNEY FALLON <i>Premier International Real Estate</i>	3400 S. Ocean Blvd., 5ci	Atriums	13-May	RX-10716658	1,740
\$1,400,000	ERIC DITRI <i>Waterfront Properties & Club Communities</i>	130 Sunrise Ave., 308	Sun & Surf One Hundred Thirty	15-May	RX-10716820	1,580
\$1,339,000	DANA LANDRY <i>Dana E Landry</i>	2660 S. Ocean Blvd., 102n	Beach Point	12-May	RX-10715436	1,900
\$1,295,000	STEPHANIE LEFES <i>Sotheby's International Realty</i>	2778 S. Ocean Blvd., 404n	Sutton Place	24-May	RX-10718685	2,266
\$1,200,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Cocoanut Row., 403b	Breakers Row	17-May	21-805	900
\$1,200,000	MARIA TERMOTTO <i>Keller Williams Realty</i>	235 Sunrise Ave., 1107-09	Palm Beach Hotel	25-May	RX-10719070	2,074
\$1,075,000	JAMES MCCANN <i>Premier Estate Properties</i>	300 S. Ocean Blvd., 1f	Three Hundred Ocean	5-May	RX-10713570	1,273
\$1,050,000	SCOTT GORDON <i>Douglas Elliman</i>	3360 S. Ocean Blvd., 4cii	Thirty-Three Sixty	6-May	RX-10713952	1,740

*Includes condominiums and co-ops priced at \$1 million or more

** Square feet of living space

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

Largest Permit of the Year: \$13.5M Hi Mount Project

Robust Project Planning in May Totals \$48M in Large Scale Permits

Last month, Alonzo and Associates was issued a residential new construction permit with a valuation of \$13.5 million for 756 Hi Mount Road. The permit had the largest valuation of the year, and was the third largest of all-time. The largest was the \$15.84 million townhouse construction permit for the Tiffany's building in March of 2019. The plan for the upcoming Hi Mount construction was designed by Ken Tate Architect and features an elaborate Mediterranean style estate with a plethora of decorative architectural accouterments and inspired living spaces. Some of the specifics include a motor court, two gated entrances, an interior grand staircase, an exterior wall-fountain and terraced pool area, sub-basement, ramped garage drive, and retaining walls with mosaicked terraces.

Two additional May projects also made the Top 10 of the year. The Weitz Company pulled a \$6.66 million permit for a commercial alteration at the Breakers, and PDC Development pulled a \$5.84 million permit for new residential construction at 225 Tangier Avenue with Affiniti Architects designing. Altogether, May's total valuation for projects of \$100 thousand-plus was \$47.63 million, as compared to \$16,46 million for May of 2020, an increase of 189%.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$13,500,000	756 Hi Mount Road	28-May	Alonso & Associates	Ken Tate Architect	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$13,500,000	756 Hi Mount Road	May-21	Alonso & Associates	Ken Tate Architect	Residential New Construction
\$11,500,000	525 N. County Road	Jun-20	Davis General Contracting	Smith Architectural Group	Residential New Construction
\$7,000,000	100 Casa Bendita	Apr-21	Wolems, Inc	Nievera Williams Design (Landscape)	Residential Alteration
\$6,645,985	1 S. County Road	May-21	The Weitz Company	UNKNOWN	Commercial Alteration
\$5,837,185	225 Tangier Ave.	May-21	PDC Development	Affiniti Architects	Residential New Construction
\$5,400,000	920 N. Lake Way	Oct-20	Davis General Contracting	MP Design & Architecture	Residential New Construction
\$4,800,000	130 Banyan Road	Oct-20	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
\$4,500,000	8 S. Lake Trail	Apr-21	Rogers General Contracting	Smith and Moore Architects	Residential New Construction
\$4,242,500	220 Brazilian Ave.	Jun-20	Strand Construction	Paradelo Burgess Design Studio	Residential New Construction
\$3,235,000	247 Miraflores Drive	Apr-21	Wolems, Inc	Peter Pennoyer Architects	Residential New Construction

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

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

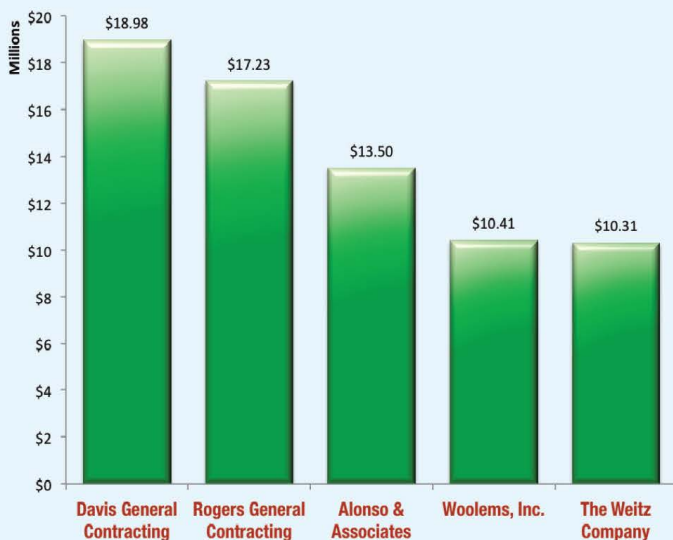


TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year

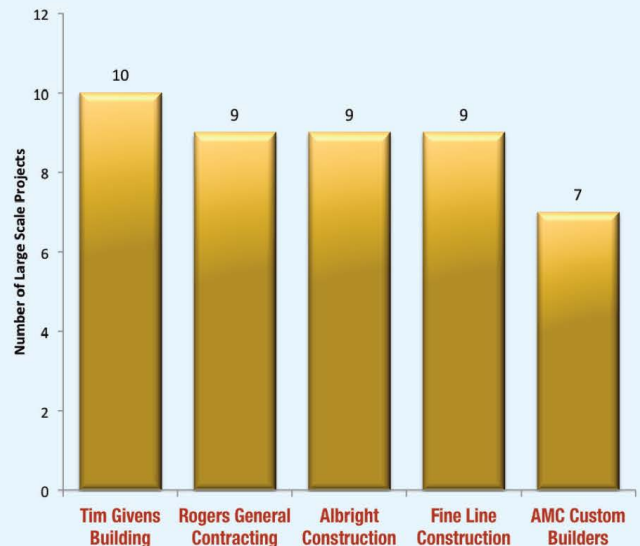


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
for Last 12 Months

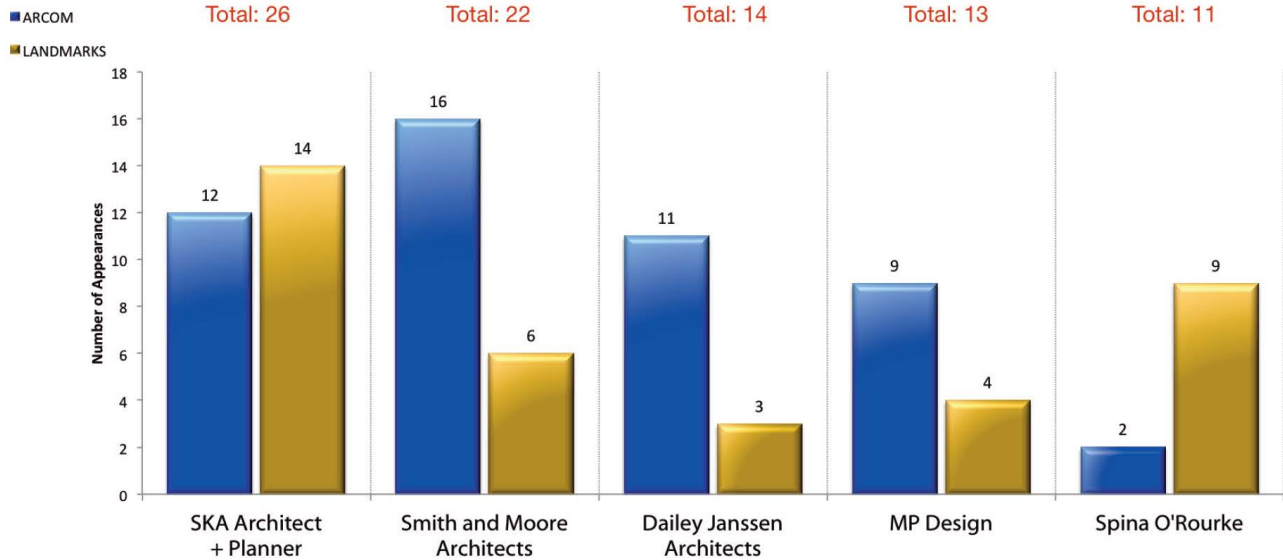


TOP 5 BY NUMBER OF PROJECTS*
for Last 12 Months



Building & Development Applications

TOP 5 ARCHITECTS
For Architectural & Landmarks Appearances* — Last 12 Months

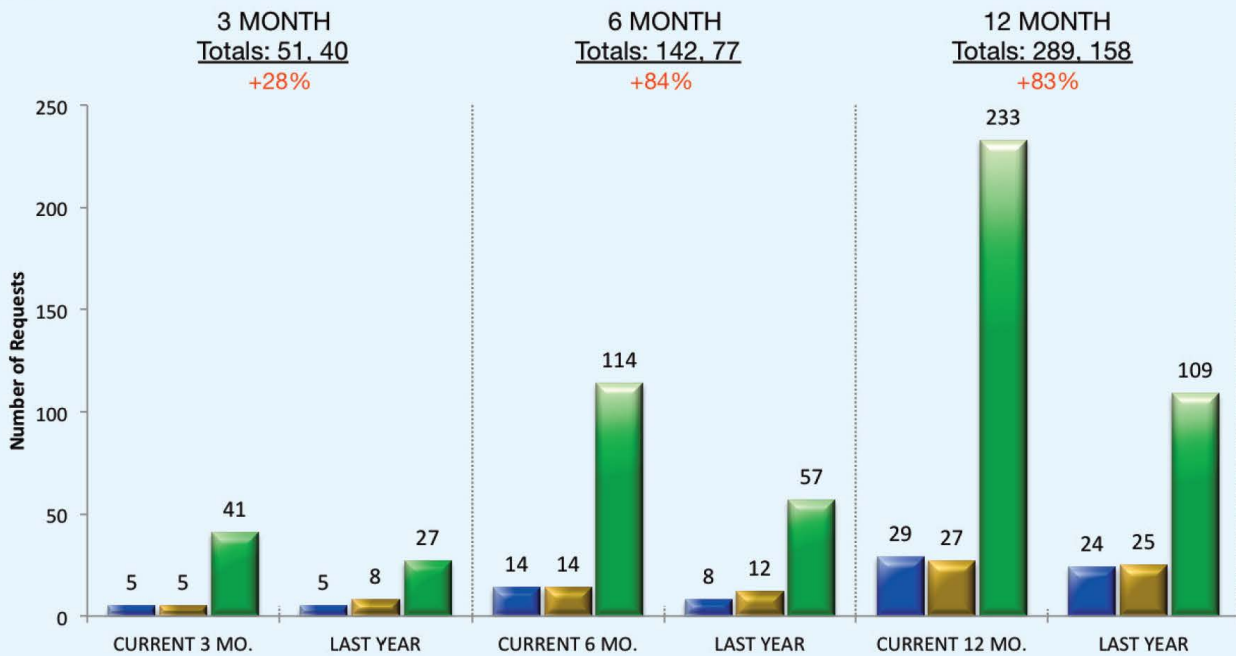


*Each unique agenda item number is recorded as a single appearance

Town Council Development Reviews

Current Year Versus Prior Year

- SITE PLAN REVIEWS
- SPECIAL EXCEPTIONS
- VARIANCES



Rabideau Klein is a trusted representative of high-end real estate, business formation, cross-country 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

Florida Title Insurance Calculator: www.rabideauklein.com/title-insurance-calculator

Beach Access Finder, Town of Palm Beach: www.rabideauklein.com/beach-access

Rabideau Klein Million Dollar Mortgages Brief - Palm Beach County:
www.rabideauklein.com/million-dollar-mortgage-brief

Rabideau Klein Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach

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