

Rabideau Klein Brief

TOWN OF PALM BEACH

JULY 2022



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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

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: ESTATES / RESIDENTIAL LOTS

Q2 2022: Luxury Home Median Price Up 91% in Palm Beach

North Side Estate Brings \$86M in High End Flip

During the second quarter, and in line with the *The Real Deal's* July 21, 2022 report that stated "...the median sale price of single-family homes in Palm Beach skyrocketed 81% to \$14.5M," our metrics show the higher end luxury home category pricing out at an even bigger margin, where the average price of a home sale in the \$1 million-plus category, including both private sales and MLS recorded sales, propelled to a breath-stopping 91% increase. The single-family home median sale price for the category was \$15.5 million during the months of April through June, as compared to \$8.13 million during the same period of the prior year.

Lawrence Moens of Lawrence A. Moens Associates represented the seller and Dana Koch of the Corcoran Group represented the buyer of June's largest single-family home sale, the private purchase of 901 N. Ocean Boulevard. With a selling price of \$85.977, the property was the most expensive Palm Beach estate sold during the last twelve months, and flipped between owners within the last ten months. Just built in 2020, the Bermuda style spec home designed by Dailey Jansen Architects was originally purchased for \$64 million last August, which at that time was presented as the only 'new custom home available on Palm Beach Island with one of the highest elevations, 175' of direct ocean front and on 1.14 acres."

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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	CITY	SALE DATE	MLS NUMBER
\$85,977,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH <i>The Corcoran Group</i>	901 N. Ocean Blvd.	Bahama	Jun-22	(Public record)

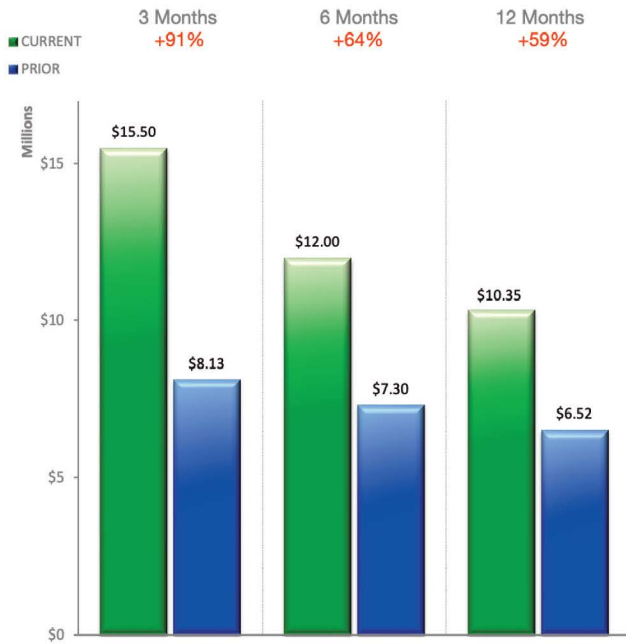
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	CITY	SALE DATE	MLS NUMBER
\$85,977,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH <i>The Corcoran Group</i>	901 N. Ocean Blvd.	Bahama	Jun-22	(Public record)
\$85,000,000	JIM MCCANN <i>Premier Estte Properties</i>	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	11 Tarpon Isle	Tarpon Island	Jul-21	(Public record)
\$72,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	102 Jungle Road	Estate Section	May-22	(Public record)
\$64,000,000	CHRISTOPHER DEITZ <i>William Raveis</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	901 N. Ocean Blvd.	Bahama	Aug-21	RX-10693472
\$57,000,000	CAROL SOLIAK <i>Engel & Volkers</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	916 S. Ocean Blvd.	Lucom Addition	Dec-21	RX-10643096
\$56,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	325 Via Linda	Allard	Jun-22	(Public record)
\$53,000,000	GARY POHRER <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	854 S. County Road	Estate Section	Feb-22	(Public record)
\$48,500,000	CHRISTOPHER DEITZ <i>William Raveis</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1030 S. Ocean Blvd.	Billionaires Row	Apr-22	RX-10767787
\$46,416,630	HEIDI WICKY <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	460 Worth Ave.	Estate Section	Apr-22	(Public record)
\$46,250,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1930 S. Ocean Blvd.	Estate Section	Jul-21	(Public record)

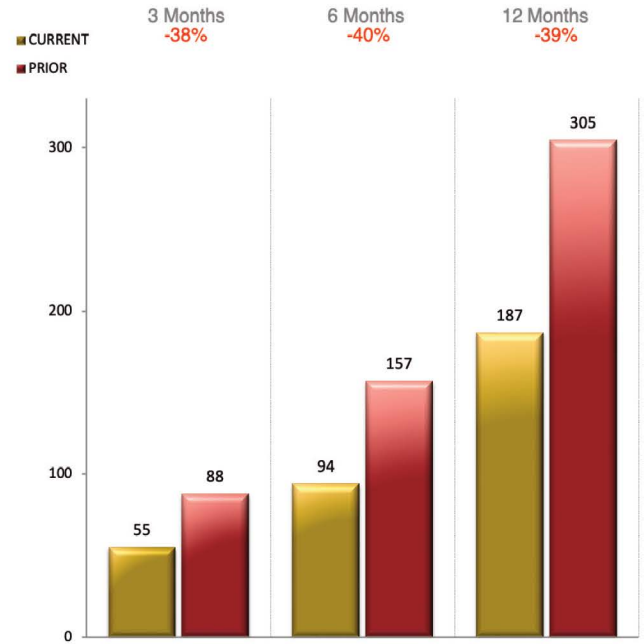
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



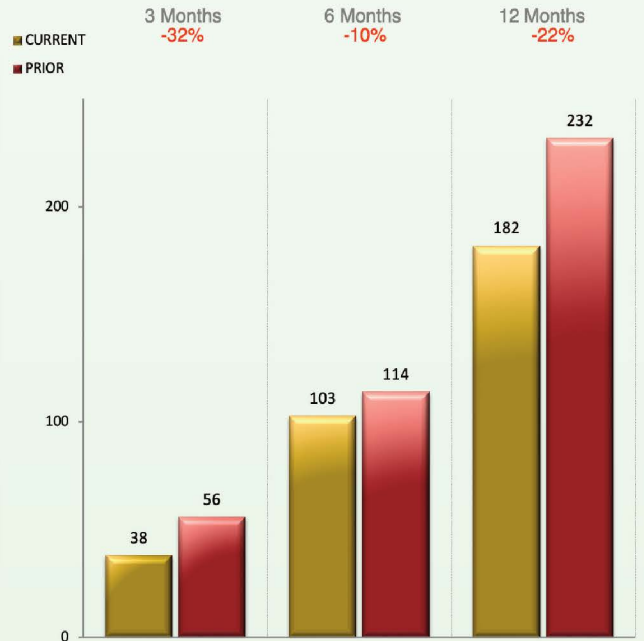
HOMES SOLD*
 Current Year Versus Prior Year



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

LUXURY SINGLE FAMILY HOME SALES* — JUNE 2022

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$85,977,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH <i>The Corcoran Group</i>	901 N. Ocean Blvd.	Bahama	10-Jun	(Public record)
\$56,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	325 Via Linda	Allard	24-Jun	(Public record)
\$46,000,000	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	662 Island Drive	Everglades Island	15-Jun	(Public record)
\$39,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	1020 N. Lake Way	Eden Properties	2-Jun	RX-10792800
\$32,525,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> CRISTA RYAN <i>Tina Fanjul Associates</i>	1494 N. Lake Way	Manana Estates	16-Jun	21-1636
\$31,250,000	DARREN WEINER <i>Celebrity Advisors</i>	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	640 Island Drive	Everglades Island	1-Jun	AX-11130241
\$25,580,000	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	466 S. Ocean Blvd.	Villa Marine	23-Jun	RX-10787501
\$23,000,000	ALEXIS WALLER <i>Brown Harris Stevens of Palm Beach</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1265 N. Lake Way	North End	17-Jun	22-597
\$21,500,000	DENISE SEGRAVES <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	120 Dunbar Road	Adams	30-Jun	RX-10797762
\$20,826,140	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	VINCE SPADEA <i>Douglas Elliman</i>	134 Casa Bendita	Casa Bendita	13-Jun	RX-10780689
\$18,450,000	ANNE CARMICHAEL <i>Brown Harris Stevens</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	225 Sandpiper Drive	Dodge Estates	15-Jun	RX-10781435
\$17,000,000	LAURA POPE <i>Sotheby's International Realty</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	145 Clarendon Ave.	Via Vizcaya	17-Jun	RX-10788388
\$16,225,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	JIM MCCANN <i>Premier Estate Properties</i>	301 Polmer Park	Polmer Park	6-Jun	RX-10774448
\$14,900,000	ALLISON WREN <i>The Corcoran Group</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	449 Australian Ave.	Royal Park	14-Jun	RX-10799895
\$14,750,000	GREGORY WEADOCK <i>Brown Harris Stevens</i>	NICHOLAS GRODZICKI <i>Compass Florida</i>	177 Clarke Ave.	Primavera	6-Jun	RX-10760884
\$14,500,000	ELIZABETH DEWOODY <i>Compass Florida</i>	JAMES MCCANN <i>Premier Estate Properties</i>	225 Plantation Road	East Shore	10-Jun	RX-10792174
\$12,200,000	PATRICK CLANCY <i>K2 Realty</i>	LISA WILSON <i>Douglas Elliman</i>	157 Peruvian Ave.	Royal Park	15-Jun	RX-10777371
\$11,825,000	GARY POHRER <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	1198 N. Ocean Way	Mockingbird Trail	30-Jun	RX-10770539
\$11,500,000	GARY POHRER <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	255 Ridgeview Drive	Rafalsky Mark	15-Jun	RX-10782419
\$9,750,000	DANA KOCH <i>The Corcoran Group</i>	SHIRLEY WYNER <i>William Raveis South Florida</i>	318 Seasspray Ave.	Poinciana Park	27-Jun	RX-10772312

LUXURY SINGLE FAMILY HOME LISTINGS* — JUNE 2022

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$16,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	620 N Lake Way	East Shore	Lot	13-Jun	RX-10809422
\$14,950,000	WILLIAM YAHN <i>The Corcoran Group</i>	433 Antigua Lane	Polan Sub	Lot	3-Jun	RX-10805480
\$13,195,000	MARY NEWTON <i>Douglas Elliman</i>	301 Plantation Road	East Shore	3,103	30-Jun	RX-10813069
\$12,500,000	RICHARD TRUE <i>The Corcoran Group</i>	256 Mockingbird Trail	EL Encanto	Lot	21-Jun	21-1773
\$11,950,000	STEPHEN PLOOF <i>Douglas Elliman</i>	151 Seagate Road	North Shore	3,386	23-Jun	RX-10811957
\$10,650,000	GARY POHRER <i>Douglas Elliman</i>	254 N. County Road	Orange Grove Park	2,658	22-Jun	RX-10806013
\$9,995,000	RICHARD TRUE <i>The Corcoran Group</i>	225 El Pueblo Way	El Encanto	Lot	3-Jun	22-887
\$9,750,000	TODD PETER <i>Sotheby's International Realty</i>	270 Colonial Lane	EL Encanto 2	3,275	21-Jun	RX-10810366
\$7,450,000	GARY POHRER <i>Douglas Elliman</i>	210 El Dorado Lane	EL Dorado Park	3,446	22-Jun	RX-10810691
\$6,975,000	TONI HOLLIS <i>Waterfront Properties</i>	250 Bahama Lane	Bahama Addition	1,984	6-Jun	RX-10806688
\$6,975,000	STEPHEN HALL <i>Compass Florida</i>	220 Arabian Road	Boca Ratone Colet	2,461	10-Jun	RX-10807391

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

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

Luxury Condo Prices Shot Up 43% in Q2

2 In-town Condo Properties Total Over \$30M

Luxury condos continue to add muscle to the Palm Beach real estate market where the average median price for a condominium or co-op in the \$1 million-plus category rose 43% during the second quarter. That price point was \$2.65 million this year, as compared to \$1.85 million for the same period of last year. Data includes both private sales and MLS advertised properties.

Contributing to the robust quarter, the four largest June condo sales also made the top 10 of the past twelve months, with the top two totaling \$30.5 million. The private sale of the unfinished penthouse of the recently refurbished Tiffany Building on Worth Avenue, with an address of 415 Hibiscus Avenue, brought \$15.5 million. Lawrence Moens of Lawrence A. Moens Associates acted on behalf of both the buyer and seller in the transaction. In the second largest sale of the month, and also just steps away from Worth Avenue shopping and the public beach Clock Tower, oceanfront Apartment 3a of the prestigious Kirkland House at 101 Worth Avenue brought \$15 million. Ann Summers of Brown Harris Stevens held the listing and Allison Kavanaugh Wren of The Corcoran Group represented the buyer of the property.

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LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$15,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	415 Hibiscus Ave.	259 Worth Avenue	15-Jun	(Public record)

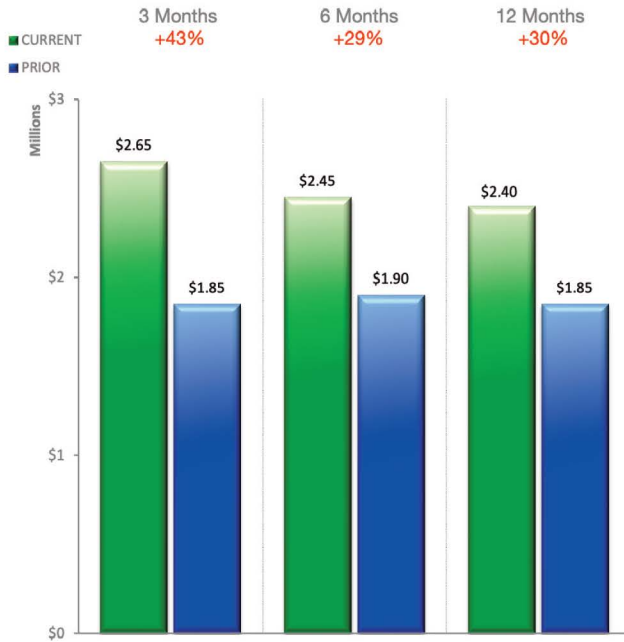
TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$27,750,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	460 S. Ocean Blvd.	Villa Marine	Apr-22	(Public record)
\$18,600,007	JIM MCCANN <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estte Properties</i>	219 Brazilian Ave.	Palazzo Villas Of Palm Beach	May-22	RX-10745134
\$17,800,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ALICE HODACH <i>Keller Williams Palm Beach Island</i>	221 Brazilian Ave.	Palazzo Villas	Mar-22	RX-10774829
\$17,680,000	CHRIS DEITZ <i>Compass Florida</i>	MARY NEWTON <i>Dougals Elliman</i>	2 N. Breakers Row S, Ph 4	Breakers Row 2	Nov-21	RX-10746673
\$15,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	415 Hibiscus Ave.	259 Worth Avenue	Jun-22	(Public record)
\$15,000,000	ANN SUMMERS <i>Brown Harris Stevens</i>	ALLISON WREN <i>The Corcoran Group</i>	101 Worth Ave., 3a	Casa Bendita	Jun-22	22-59
\$13,750,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	GREG FOREST <i>Sotheby's International Realty</i>	2 N. Breakers Row, N42	Breakers Row	Aug-21	RX-10689708
\$13,500,000	UNKNOWN	UNKNOWN	300 Seminole Ave., 6c	Il Laguna	Jun-22	(Public record)
\$12,250,000	LINDA GARY <i>Linda A. Gary Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 N. Breakers Row, 32n	Two North Breakers Row	Jun-22	(Public record)
\$12,080,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	TOM SHAW <i>Sotheby's International Realty</i>	2 N. Breakers Row, 31n	Breakers Row	Jul-21	21-19

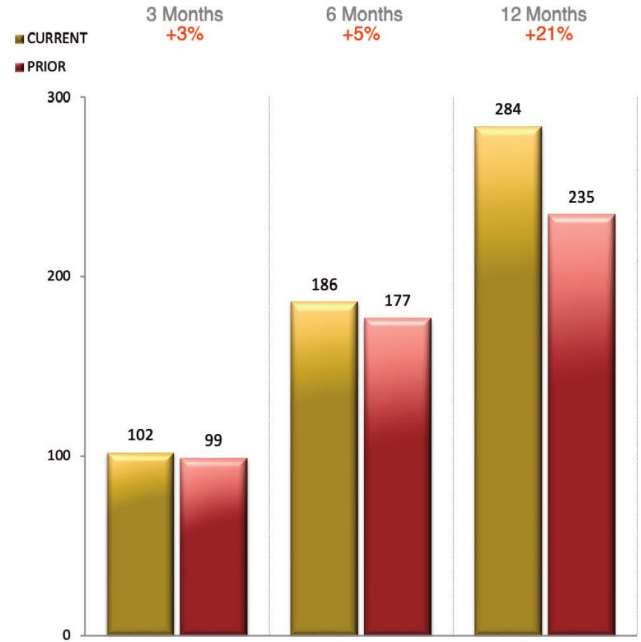
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

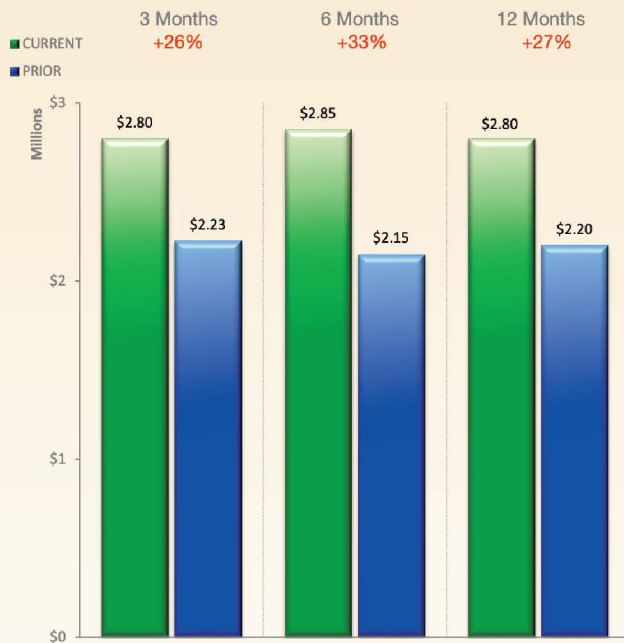
MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



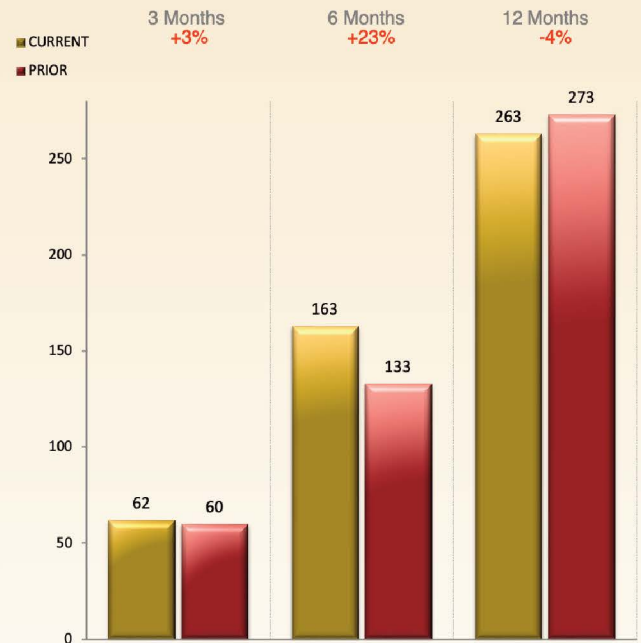
CONDOS SOLD*
 Current Year Versus Prior Year



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

LUXURY CONDO / CO-OP SALES* — JUNE 2022

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$15,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	415 Hibiscus Ave.	259 Worth Avenue	15-Jun	(Public record)
\$15,000,000	ANN SUMMERS <i>Brown Harris Stevens</i>	ALLISON WREN <i>The Corcoran Group</i>	101 Worth Ave., 3a	Casa Bendita	15-Jun	22-59
\$13,500,000	UNKNOWN	UNKNOWN	300 Seminole Ave., 6c	Il Laguna	24-Jun	(Public record)
\$12,250,000	LINDA GARY <i>Linda A. Gary Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 N. Breakers Row, 32n	Two North Breakers Row	2-Jun	(Public record)
\$9,020,000	PAUL BIRMINGHAM <i>Sotheby's International Realty</i>	ELAINE EDWARDS <i>Brown Harris Stevens</i>	400 S. Ocean Blvd., Ph D	400 South Ocean	21-Jun	RX-10759852
\$8,065,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DANA KOCH <i>The Corcoran Group</i>	3100 S. Ocean Blvd., Ph 705n	Palm Beach Hampton	7-Jun	RX-10770458
\$7,445,850	FERN FODIMAN <i>Sotheby's International Realty</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 406n	Palm Beach Hampton	30-Jun	RX-10780987
\$4,100,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	330 S. Ocean Blvd., 1e	Three Thirty Ocean	27-Jun	RX-10779605
\$3,969,000	UNKNOWN	UNKNOWN	330 S. Ocean Blvd., 1b	Three Thirty Ocean	16-Jun	(Public record)
\$3,908,888	KERRY WARWICK <i>The Corcoran Group</i>	LORI CRONICAN <i>Douglas Elliman</i>	2100 S. Ocean Blvd., 606s	2100 Cond at Sloans Curve	1-Jun	RX-10794901
\$3,600,000	UNKNOWN	UNKNOWN	300 S. Ocean Blvd., 1b	Casa del Lago	6-Jun	(Public record)
\$2,850,000	SCOTT GORDON <i>Douglas Elliman</i>	STEWART DENHOLTZ <i>Platinum Properties</i>	3100 S. Ocean Blvd., 402s	Palm Beach Hampton	10-Jun	RX-10793268
\$2,825,000	MARGIT BRANDT <i>Premier Estate Properties</i>	UNKNOWN	130 Sunrise Ave., 2150	Sun And Surf 130	1-Jun	RX-10797681
\$2,450,000	SCOTT GORDON <i>Premier Estate Properties</i>	JENNIFER CARRETTA <i>Illustrated Properties</i>	3100 S. Ocean Blvd, 501n	Palm Beach Hampton	17-Jun	RX-10790853
\$2,400,000	HELENE SIDEL <i>The Corcoran Group</i>	FRANCES FRISBIE <i>The Corcoran Group</i>	201 Everglade Ave., 206	French Villas Of Palm Beach	21-Jun	RX-10768866
\$2,350,000	WENDY BOWES <i>The Corcoran Group</i>	JULIE OLSON <i>Compass Florida</i>	2660 S. Ocean Blvd., N602	Beach Point	30-Jun	RX-10777972
\$2,100,000	KEITH VANDERLAAN <i>Sotheby's International Realty</i>	SETH KORETZKY <i>Compass Florida</i>	3100 S. Ocean Blvd., 102n	Palm Beach Hampton	10-Jun	22-255
\$1,925,000	UNKNOWN	UNKNOWN	146 Sunset Ave., C	Bermuda House	8-Jun	(Public record)
\$1,850,000	UNKNOWN	UNKNOWN	3100 S. Ocean Blvd., 301n	Palm Beach Hampton	23-Jun	(Public record)

LUXURY CONDO / CO-OP LISTINGS* — JUNE 2022

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$15,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	156 Sunset Ave., B	Floral Park	4,510	16-Jun	RX-10809938
\$13,500,000	LIZA PULTZER <i>Brown Harris Stevens</i>	401 Brazilian Ave.	Royal Park	5,236	15-Jun	RX-10808767
\$4,200,000	JULIAN JOHNSTON <i>The Corcoran Group</i>	3300 S. Ocean Blvd., 508s	Meridian Of Palm Beach	2,550	10-Jun	RX-10807531
\$2,900,000	KEVIN SLOANE <i>Kevin Sloane Real Estate</i>	3100 S. Ocean Blvd., 107s	Palm Beach Hampton	2,618	9-Jun	RX-10807168
\$2,900,000	JEFFREY SILVER <i>KW Innovations</i>	3360 S. Ocean Blvd., 5bli	Thirty-three Sixty	2,119	16-Jun	RX-10807503
\$2,850,000	LINDA OLSSON <i>Clinda R. Olsson, Inc.</i>	389 S. Lake Drive, 5d	Three Eighty Nine	1,414	13-Jun	RX-10808672
\$2,100,000	HELENE SIDEL <i>The Corcoran Group</i>	3300 S. Ocean Blvd., 105s	Meridian Of Palm Beach	2,550	3-Jun	RX-10805468
\$1,995,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Cocoanut Row, 207a	Palm Beach Towers	1,100	16-Jun	RX-10809073
\$1,975,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Cocoanut Row, 507a	Palm Beach Towers	1,200	9-Jun	RX-10807184
\$1,895,000	DONALD GORBACH <i>Gorbach Realty</i>	2860 S. Ocean Blvd., 506	La Palma	1,668	1-Jun	RX-10805330
\$1,750,000	JOAN WENZEL-MESSING <i>Douglas Elliman Palm Beach</i>	3140 S. Ocean Blvd., 402n	Condo	2,220	13-Jun	RX-10807978
\$1,596,000	GARY GOODWIN <i>Douglas Elliman</i>	2170 Ibis Isle Road, 1	Ibis Isle	Beaches MLS	1-Jun	22-879

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

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

Colony Hotel to Undergo \$2.3M Alteration

David Miller & Associates Putting Fresh Face on Iconic “Pink” Boutique Hotel

Last month’s largest permit was issued to Nolan Construction Company for The Colony Hotel at 155 Hammon. The \$2.33 million commercial alteration project will put a fresh face on Palm Beach’s iconic ‘pink’ boutique hotel with Architect David Miller & Associates handling the aesthetics that include fresh exterior paint (The Colony Hotel Pink Farrow & Ball, and white trim), new top level and café terrace striped awnings in pink and white Perennials fabric, new screen wall and flat roof over new cooling towers, and also interior finishes, carpet, wallpaper and light fixtures.

While we saw some very brisk permit-pulling of large-scale construction projects of \$100,000 or more for Palm Beach mid-quarter—\$50 million in valuations during May, Q2 permits for commercial and residential projects panned out to a 60% decrease in total valuations, and a 24% decrease in the number of projects, as compared to the same period of 2022. However, the Town Council reviewed a total of 85 Variances, Special Exceptions, and Site Plan Review requests for construction projects during Q2, which is a 67% increase as compared to the same period of last year.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$2,334,996	155 Hammon Ave.	24-Jun	Nolan Construction Corp.	David Miller And Associates	Commercial Alteration

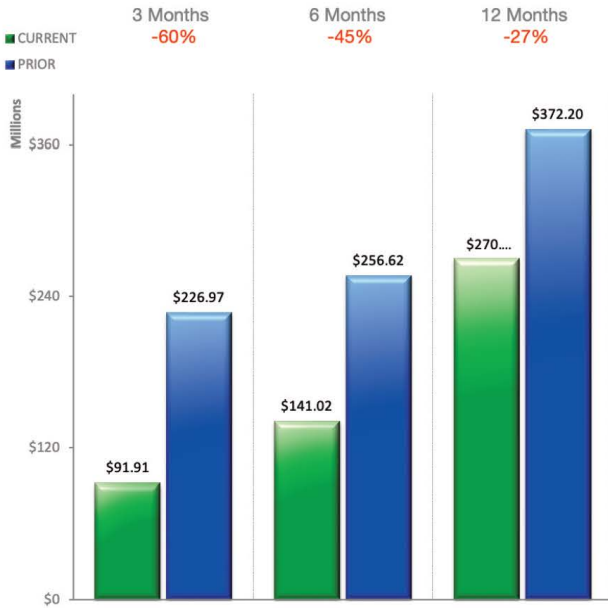
TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$9,600,000	237 Brazilian Ave.	Jul-21	Gregory Giuliano Construction	Portuondo Perotti Architects	Residential Alteration
\$8,750,000	100 El Bravo Way	Apr-22	Whittmann Building Corp.	MP Design & Architecture	Residential New Construction
\$8,000,000	220 Jungle Road	Jul-21	Courchene Development	Smith and Moore Architects	Residential New Construction
\$6,248,300	1 S. County Road	Jan-22	The Weitz Company	Unknown	Commercial Alteration
\$5,221,450	147 Dunbar Road	Feb-22	Whittmann Building Corp.	Kirchhoff & Associates	Residential New Construction
\$5,200,000	1930 S. Ocean Blvd.	Dec-21	Taconic Builders	Bryan Brown Architects	Residential Alteration
\$4,850,000	1540 S. Ocean Blvd.	Jan-22	Capital Construction	Dailey Janssen Architects	Residential New Construction
\$4,500,000	1230 S. Ocean Blvd.	Jul-21	Gregory Giuliano Construction	MP Design & Architecture	Residential Alteration
\$4,500,000	1095 N. Ocean Blvd.	Nov-21	Davis General	SKA Architect + Planner	Residential New Construction
\$4,500,000	10 Tarpon Way	Dec-21	G 7 Holdings	Dailey Janssen Architects	Residential New Construction

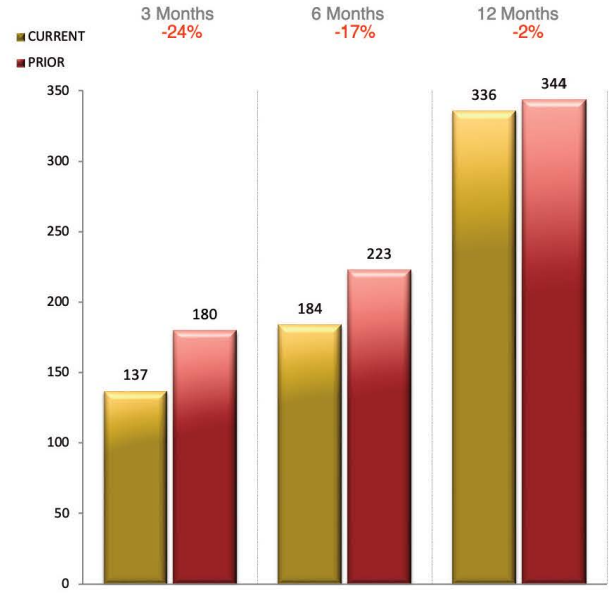
*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

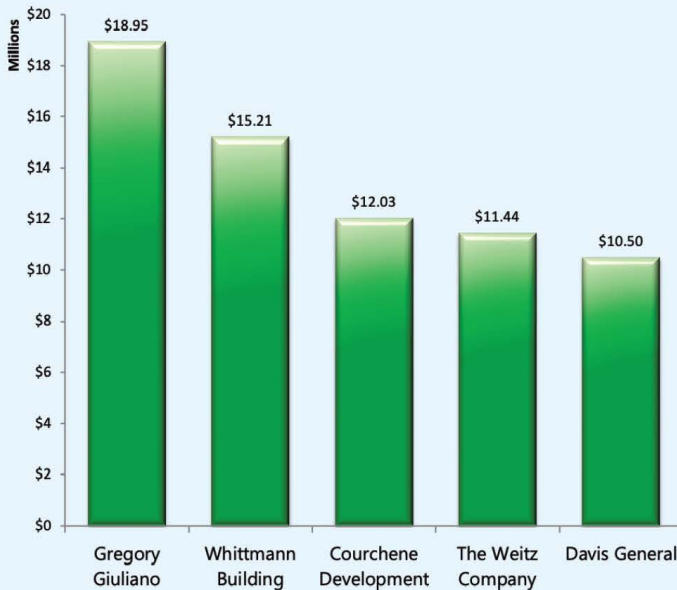


TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year

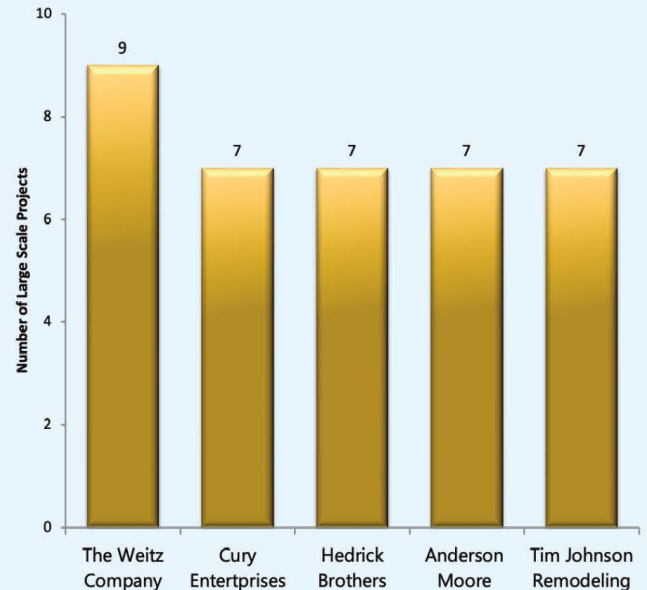


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
Last 12 Months



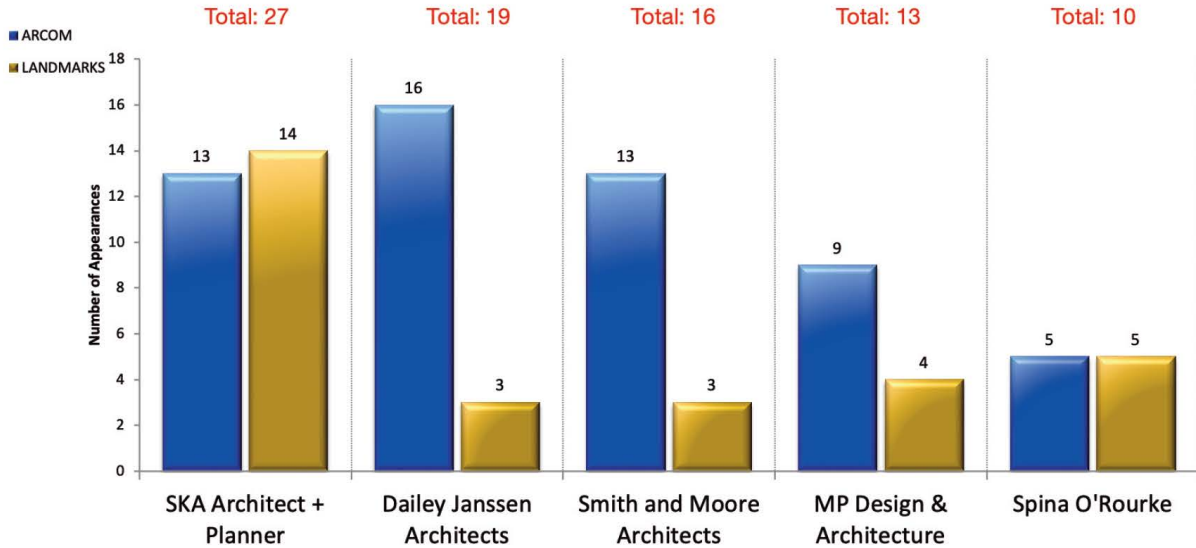
TOP 5 BY NUMBER OF PROJECTS*
Last 12 Months



Building & Development Applications

TOP 5 ARCHITECTS

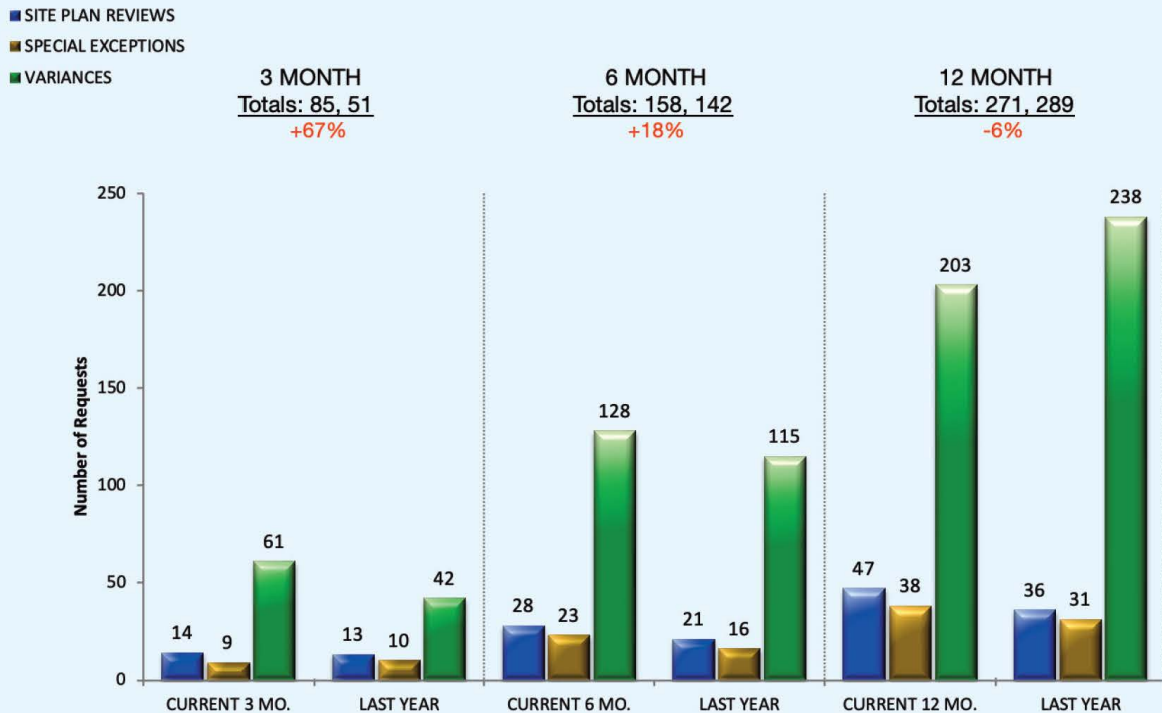
For Architectural & Landmarks Commissions Appearances* — Last 12 Months



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

Town Council Development Reviews

Current Year Versus Prior Year



Rabideau Klein has provided trusted representation in real estate transactions for over twenty years. Our team of dedicated attorneys and paralegals has extensive experience in high-end real estate, business formation, cross-border and related issues. As a premier real estate law firm, we provide thoughtful guidance through the legal process of our clients' real estate matters such as the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, and 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 Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach

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