

# Rabideau Klein Brief

TOWN OF PALM BEACH

SEPTEMBER 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](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: ESTATES / RESIDENTIAL LOTS

### Landmarked Estate Section Compound Brings \$23M

3-month Median Average Luxury Home Price Up 68%

While late summer may be the toughest time of the year for luxury real estate sales and this one is tougher than most, largely due to limited inventory—about 50% less than last year's June through August spread—Agent Suzanne Frisbie of the Corcoran Group came through last month with the \$23.29 million closing of 125 Via Del Lago, located in the Estate Section. Ms. Frisbie acted as both the seller and buyer's agent for the purchase of the landmarked Marion Sims Wyeth estate, originally built in 1929 and extensively renovated by Developer Todd Michael Glaser and his wife Kim, who is an interior designer, in 2018. The Glaser's were also the buyers of the property. The restored Mediterranean-style compound is located just north of Mar-a-Lago.

The Palm Beach sale was the largest of only a handful last month, however, the current three-month median average shows an increase of 68% as compared to the same period of last year and a 53% increase for the last twelve-month period as compared to the prior year. While only two \$1 million-plus single-family home properties entered the Town of Palm Beach market in August, there was an increase of 12% for the three-month period.

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

## 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
\$23,285,572	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	125 Via Del Lago	Tropical Isle	2-Aug	RX-10789890

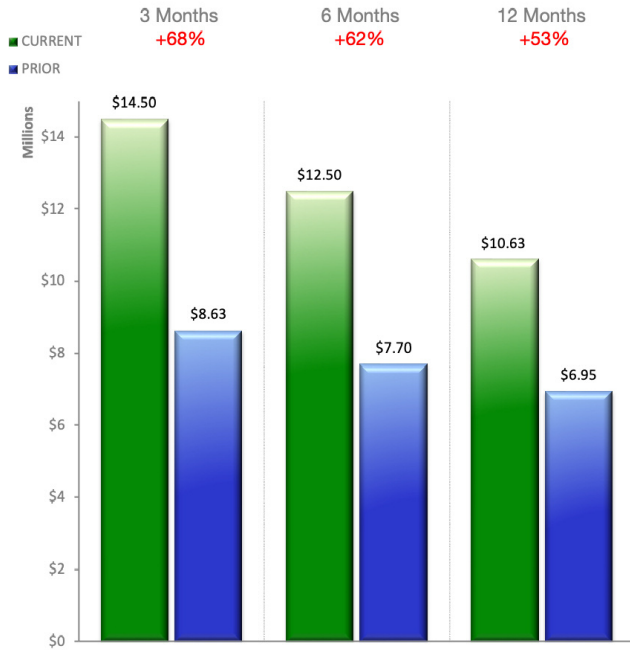
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

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	Jun-22	(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)
\$57,000,000	CAROL SOLIAK <i>Engel &amp; 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	CHRIS DEITZ <i>Compass Florida</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)
\$46,000,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	662 Island Drive	Everglades Island	Jun-22	(Public record)
\$45,362,500	SHELLY NEWMAN <i>William Raveis South Florida</i>	CHRIS LEAVITT <i>Douglas Elliman Palm Beach</i>	1330 N. Lake Way	Ocean Terrace	Mar-22	RX-10774291
\$44,926,000	JOHN CREGAN <i>Sotheby's International Realty</i>	JOHN CREGAN <i>Sotheby's International Realty</i>	5 Golfview Road	Golf View	Mar-22	(Public record)

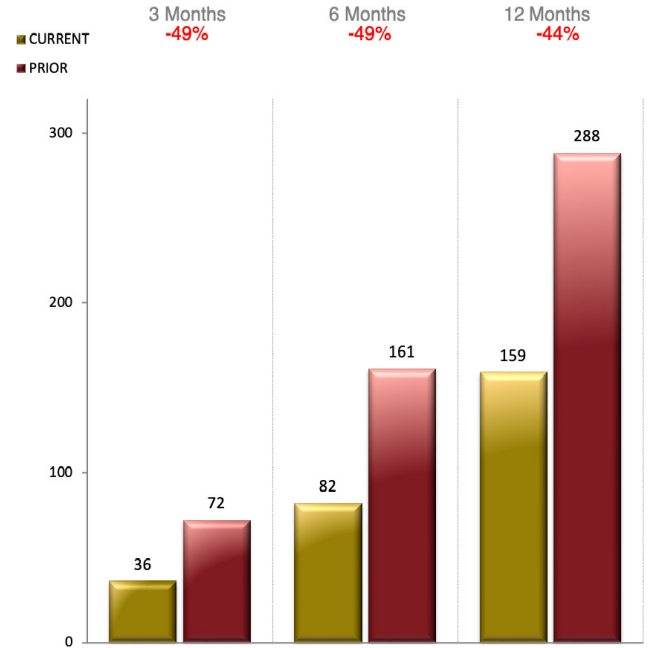
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

**\$1 MILLION-PLUS SINGLE FAMILY HOMES**

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



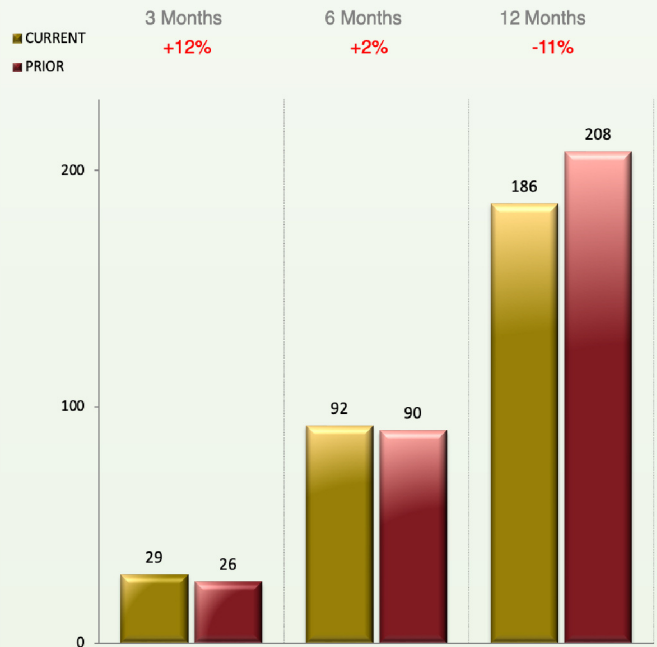
**HOMES SOLD\***  
 Current Year Versus Prior Year



**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



**PALM BEACH AT A GLANCE**  
**RESIDENTIAL SALES & LISTINGS**

**LUXURY SINGLE FAMILY HOME SALES\* — AUGUST 2022**

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$23,285,572	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	125 Via Del Lago	Tropical Isle	2-Aug	RX-10789890
\$16,000,000	<b>GREG FOREST</b> <i>Sotheby's International Realty</i>	<b>LAURA POPE</b> <i>Sotheby's International Realty</i>	130 Brazilian Ave.	Royal Park	15-Aug	RX-10785238
\$16,000,000	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	<b>GARY POHRER</b> <i>Douglas Elliman Real Estate</i>	261 Nightingale Trail	Mockingbird Trail	16-Aug	(Public record)
\$14,349,750	<b>WHITNEY MCGURK</b> <i>Brown Harris Stevens</i>	<b>SPENCER SCHLAGER</b> <i>Douglas Elliman Real Estate</i>	152 Dolphin Road	North Shore	24-Aug	RX-10820364
\$10,125,000	<b>MATTHIAS FRETZ</b> <i>Douglas Elliman Real Estate</i>	<b>FRANCES FRISBIE</b> <i>The Corcoran Group</i>	135 Chilean Ave.	Royal Park	26-Aug	RX-10804126

**LUXURY SINGLE FAMILY HOME LISTINGS\* — AUGUST 2022**

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$54,950,000	<b>WALLY TURNER</b> <i>Sotheby's International Realty</i>	160 Clarendon Ave.	Lucom	8,862	18-Aug	22-1185
\$12,750,000	<b>STEPHANIE LEFES</b> <i>Sotheby's International Realty</i>	317 Chilean Ave.	Royal Park	3,592	18-Aug	RX-10825692

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



## REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

### South End Penthouse Brings \$8.5M

#### Luxury Palm Beach Condos See 37% Price Increase

Acting on behalf of both the buyer and seller, Dana Koch of The Corcoran Group handled the largest transaction of August when he closed on Penthouse 501s of the Palm Beach Hampton at 3100 S. Ocean Boulevard. The sale brought \$8.5 million and moved the oceanfront property out of the Town's listings inventory, where it had been active for exactly 8 weeks. The spacious five-thousand square-foot, three-bedroom apartment boasts a 180 degree waterfront view from the Intracoastal to the Atlantic Ocean, and had been extensively renovated by the previous owners.

If Palm Beach's luxury single-family home sales are the market's superstars, luxury condominium sales are its bread and butter. A healthy forty-four \$1 million-plus properties entered the market during the last three months including twelve during August. Additionally, the median average price for that group increased 37% as compared to the same three-month period of last year, for a current average of \$2.66 million.

CONTACT | David E. Klein, Esq. | [dklein@rabideauklein.com](mailto: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
\$8,500,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	3100 S. Ocean Blvd., 501s	Palm Beach Hampton	3-Aug	RX-10805144

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

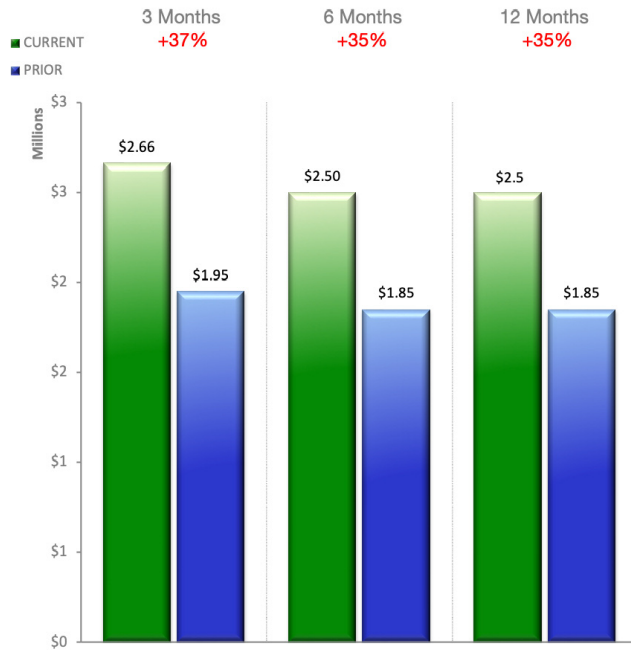
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$29,600,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	<b>BRIGGS HEYNIGER</b> <i>Brown Harris Stevens</i>	470 S. Ocean Blvd.	Palazzo Villas of Palm Beach	Sep-21	(Public record)
\$27,750,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	460 S. Ocean Blvd.	Palazzo Villas of Palm Beach	Apr-22	(Public record)
\$18,600,007	<b>JIM MCCANN</b> <i>Premier Estate Properties</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	219 Brazilian Ave.	Palazzo Villas of Palm Beach	May-22	RX-10745134
\$17,800,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>ALICE HODACH</b> <i>Keller Williams Palm Beach</i>	221 Brazilian Ave.	Palazzo Villas of Palm Beach	Mar-22	RX-10774829
\$17,680,000	<b>CHRIS DEITZ</b> <i>Compass Florida</i>	<b>MARY NEWTON</b> <i>Douglass Elliman</i>	2 N Breakers Row S, Ph 4	Two North Breakers Row	Nov-21	RX-10746673
\$15,500,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	415 Hibiscus Ave.	259 Worth Avenue	Jun-22	(Public record)
\$15,000,000	<b>ANN SUMMERS</b> <i>Brown Harris Stevens</i>	<b>ALLISON WREN</b> <i>The Corcoran Group</i>	101 Worth Ave, 3a	Kirkland House	Jun-22	22-59
\$13,500,000	UNKNOWN	UNKNOWN	300 Seminole Ave 6C	Il Lugana	Jun-22	(Public record)
\$12,250,000	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	2 N Breakers Row N32	Two North Breakers Row	Jun-22	21-1103
\$10,625,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	110 Sunset Ave. E, 3a	Two North Breakers Row	Apr-22	RX-10763562



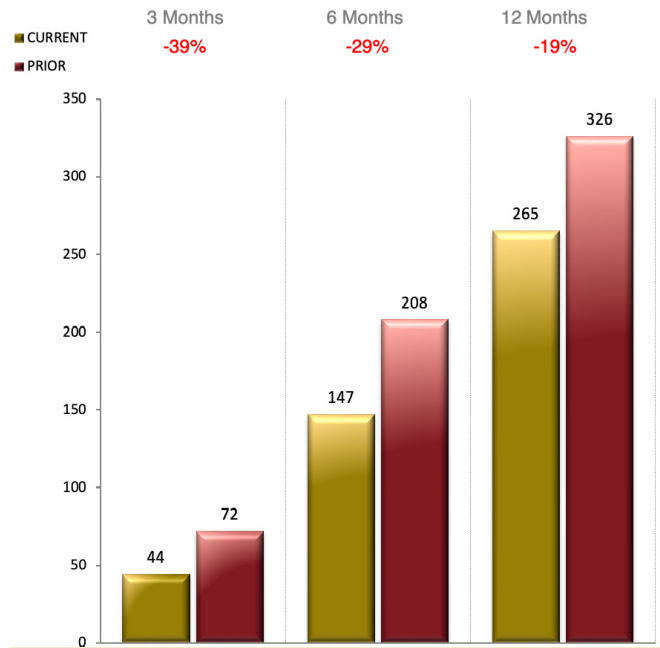
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

## \$1 MILLION-PLUS CONDOMINIUMS

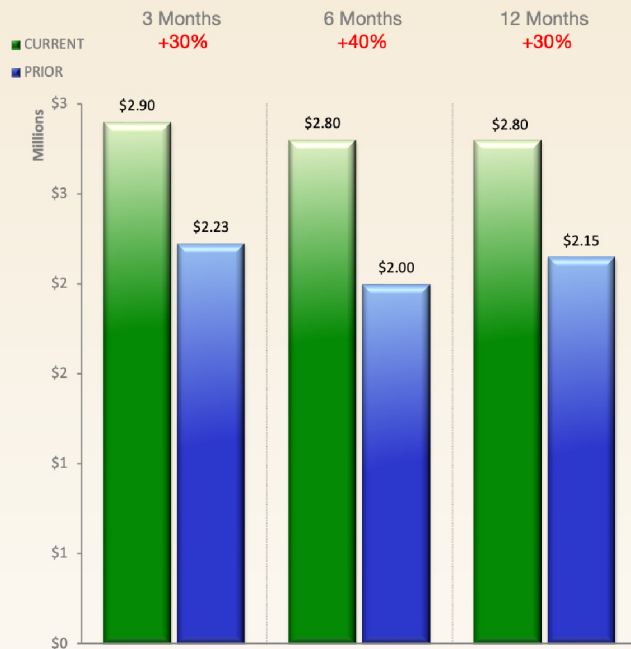
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



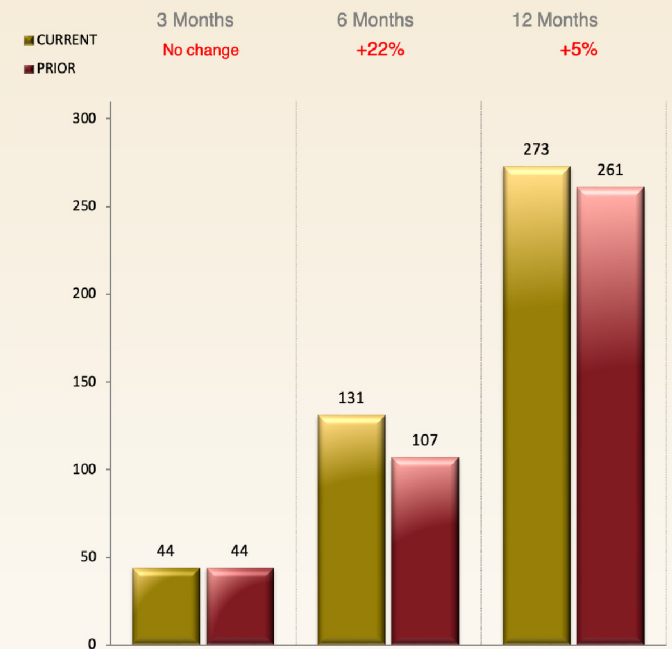
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**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



## PALM BEACH AT A GLANCE

### RESIDENTIAL REAL ESTATE

#### LUXURY CONDO / CO-OP SALES\* — AUGUST 2022

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$8,500,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	3100 S. Ocean Blvd., 501s	Palm Beach Hampton	3-Aug	RX-10805144
\$5,550,000	<b>LAURA BECK-LEVITT</b> <i>NV Realty Group</i>	<b>LAURA BECK-LEVITT</b> <i>NV Realty Group</i>	2100 S. Ocean Blvd., 108s	Twenty One Hundred	1-Aug	RX-10779422
\$3,750,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 103w	Beach Point	1-Aug	RX-10793126
\$3,200,000	<b>SABRINA D'AMICO</b> <i>Compass Florida</i>	<b>SABRINA D'AMICO</b> <i>Compass Florida</i>	44 Cocconut Row 308a/309a	Palm Beach Towers	5-Aug	RX-10788568
\$2,900,000	<b>JAANA GOLLAN</b> <i>The Corcoran Group</i>	<b>JESSICA DUNCAN</b> <i>Logan Realty, Inc.</i>	2600 S. Ocean Blvd., 501n	Twenty Six Hundred	26-Aug	RX-10800624
\$2,895,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	130 Sunrise Ave., 610	One Hundred & One Hundred 30	1-Aug	RX-10783619
\$2,500,000	UNKNOWN	UNKNOWN	240 S. County Road, 160	Phipps Plaza	4-Aug	(Public record)
\$2,050,000	<b>VINCENT MONTELEONE</b> <i>Douglas Elliman</i>	<b>KILLY SMITH</b> <i>Coldwell Banker Realty</i>	3440 S. Ocean Blvd., 205n	Halcyon Of Palm Beach	8-Aug	RX-10803089
\$1,850,000	<b>THOR BROWN</b> <i>Douglas Elliman</i>	<b>ELIZABETH HARTIGAN</b> <i>Brown Harris Stevens</i>	2275 S. Ocean Blvd., 307a	Reef	10-Aug	RX-10786633
\$1,750,000	<b>MARY ANN CECCARELLI</b> <i>Illustrated Properties</i>	<b>MATTHEW SNADER</b> <i>Douglas Elliman</i>	3120 S. Ocean Blvd E, 2602	Thirty One Twenty	18-Aug	RX-10797429
\$1,700,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	<b>ELIZABETH SAVAGE</b> <i>Brown Harris Stevens</i>	3140 S. Ocean Blvd., 202s	Carlton Place	2-Aug	RX-10789993
\$1,675,000	<b>JOAN WENZEL</b> <i>Douglas Elliman</i>	<b>CAROL ZUCKERT</b> <i>Sotheby's International Realty</i>	3140 S. Ocean Blvd., 402n	Carlton Place	16-Aug	RX-10807978
\$1,587,000	<b>THOR BROWN</b> <i>Douglas Elliman</i>	<b>THOR BROWN</b> <i>Douglas Elliman</i>	2295 S. Ocean Blvd., 409	Harbour House	26-Aug	RX-10802768
\$1,313,500	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	<b>MATTHEW SNADER</b> <i>Douglas Elliman</i>	3170 S. Ocean Blvd., 604n	The Enclave of Palm Beach	26-Aug	RX-10784870

#### LUXURY CONDO / CO-OP LISTINGS\* — AUGUST 2022

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$5,400,000	<b>STEPHEN MILLER</b> <i>Compass</i>	330 S. Ocean Blvd., 21	330 Building	2,454	15-Aug	22-121
\$4,500,000	<b>LISA CIVIN</b> <i>The Sheehan Agency</i>	3140 S. Ocean Blvd., 203s	Carlton Place	2,698	19-Aug	RX-10825888
\$3,495,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 505	Sun And Surf 130	1,673	15-Aug	RX-10825457
\$3,450,000	<b>JB EDWARDS</b> <i>Sotheby's International Realty</i>	127 Peruvian Ave., 204	Chalet By The Ocean	1,428	26-Aug	RX-10827582
\$3,425,000	<b>NINO FERNANDEZ</b> <i>Douglas Elliman</i>	2000 S. Ocean Blvd., 102s	Two Thousand	2,385	17-Aug	RX-10825337
\$3,250,000	<b>WILLIAM NORMAN</b> <i>Illustrated Properties</i>	3300 S. Ocean Blvd., 508n	Meridian Of Palm Beach	2,487	8-Aug	RX-10823416
\$3,250,000	<b>GLORIA RODRIGUEZ</b> <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 205s	Beach Point	1,900	25-Aug	RX-10827188
\$2,985,000	<b>GRACE BROWN</b> <i>Brown Harris Stevens</i>	225 Everglade Ave., 2	Island Villas Condo	1,218	11-Aug	RX-10824251
\$2,588,000	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	300 S. Ocean Blvd., 4g	Three Hundred South Ocean	1,257	8-Aug	RX-10822972
\$1,895,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	139 Sunrise Ave., 204	Ocean Towers South	990	26-Aug	RX-10828072
\$1,795,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3120 S. Ocean Blvd., 2202	Thirty One Twenty	2,497	2-Aug	RX-10821788
\$1,099,000	<b>RONNIE HASOZKEK-GARCIA</b> <i>Premier Estate Properties</i>	2780 S. Ocean Blvd., 705	Ambassador II	1,294	1-Aug	RX-10821325

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

## LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

### Palm House Receives \$15M Permit for Hotel Renovation

#### Largest Single Construction Permit Valuation During Last 12 Months

Last month's largest issued construction permit, in terms of valuation, was also the largest of the last twelve months. The long-awaited restoration of a prominent Palm Beach structure is about to progress. The Palm House Hotel, built in 1961, has been standing vacant and in need of extensive repair since it closed its doors in 2006. Last month Hedrick Brothers Construction was awarded a commercial alteration permit with a valuation of \$14.66 million to commence construction on the project. The hotel has had three owners and a re-construction attempt, which was abandoned, mid-project, in 2014. The Town approved the architectural plans of Cooper Carry in March of 2021 that allowed pre-construction work planned by the current owner, LR Palm House LLC, to begin. The approved blueprints include extensive interior demolition work of unfinished stairwells, elevators and a pool area, and extensive interior and exterior repairs and upgrades.

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## LAND USE PROJECTS

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

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$14,660,975	160 Royal Palm Way	23-Aug	Hedrick Brothers Construction	Cooper Carry	Commercial Alteration

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

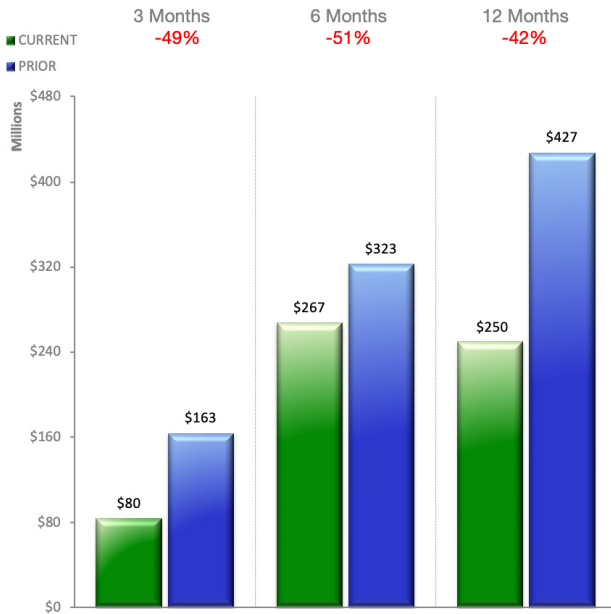
VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$14,660,975	160 Royal Palm Way	Aug-22	Hedrick Brothers Construction	Cooper Carry	Commercial Alteration
\$8,750,000	100 El Bravo Way	Apr-22	Whittmann Building Corp.	MP Design & Architecture	Residential New Construction
\$6,248,300	1 S. County Road	Jan-22	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
\$5,000,000	333 Sunset Ave.	Jul-22	Straticon LLC	Wannemacher Jensen Architects	Commercial Alteration
\$4,850,000	1540 S. Ocean Blvd.	Jan-22	Capital Construction	Dailey Janssen Architects	Residential New Construction
\$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
\$3,975,000	584 Island Drive	Jan-22	Sabatello Construction	Dailey Janssen Architects	Residential New Construction

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

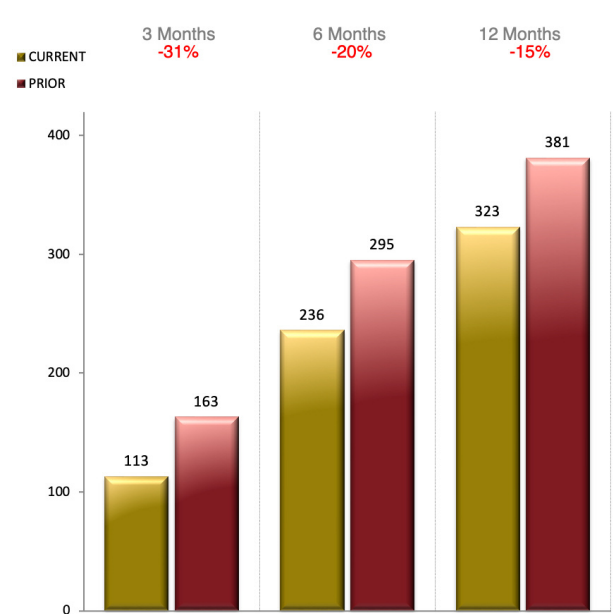


## Large-Scale Building Permits

TOTAL VALUE OF PROJECTS\*  
Current Year Versus Prior Year

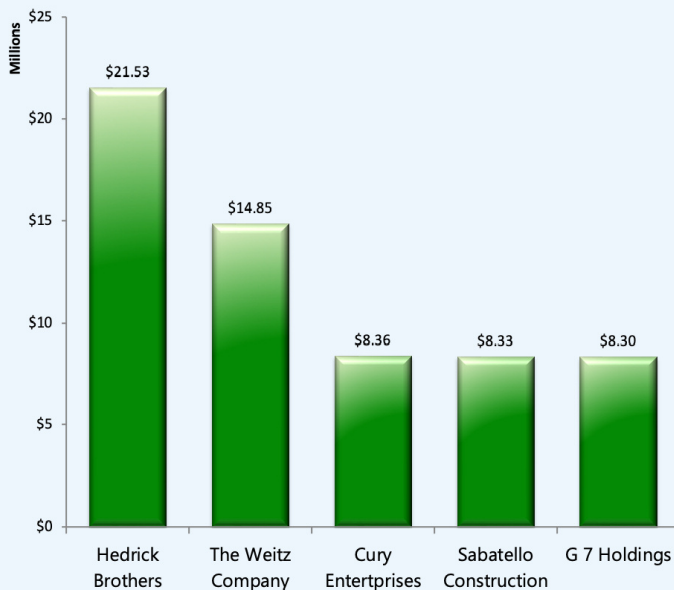


TOTAL NUMBER OF PROJECTS\*  
Current Year Versus Prior Year

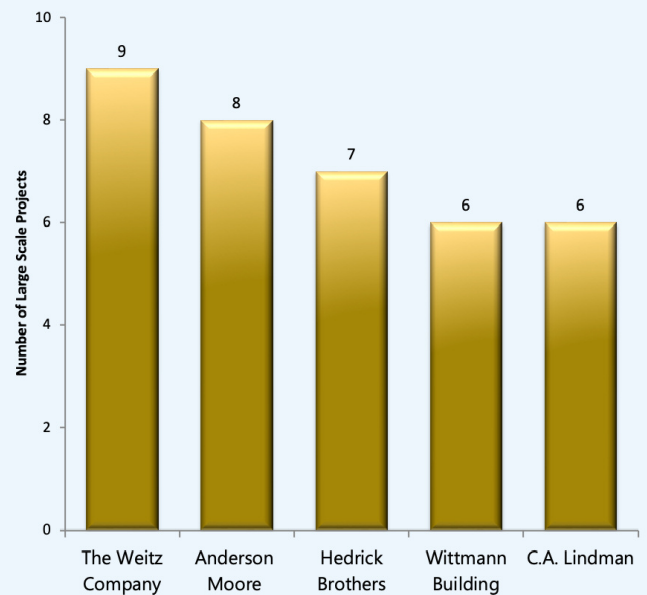


## Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS\*  
Last 12 Months



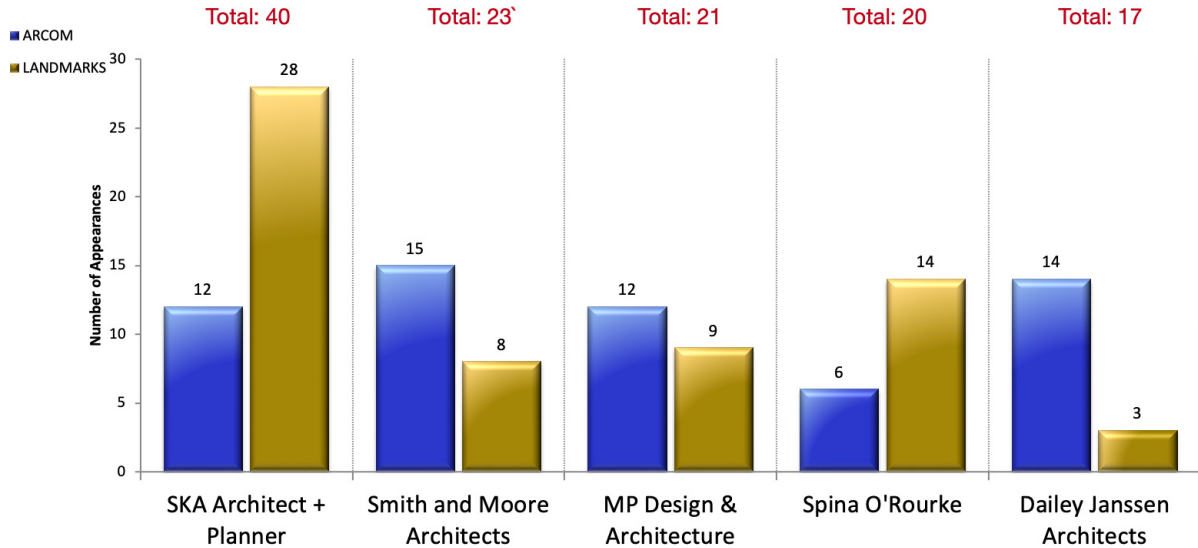
TOP 5 BY NUMBER OF PROJECTS\*  
Last 12 Months



## 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 for buyers and sellers of Florida properties for over fourteen years. Our two Board Certified Real Estate attorneys and dedicated team of paralegals have extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful guidance through the legal process of our clients' property transactions 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](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)

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

Florida Multimillion-Dollar Market Brief: [www.rabideauklein.com/town-of-palm-beach](http://www.rabideauklein.com/town-of-palm-beach)

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