

# Rabideau Klein Brief

TOWN OF PALM BEACH

MARCH 2023



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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  
Town of Palm Beach Town Council  
Town of Palm Beach Architectural Commission (ARCOM)  
Town of Palm Beach Landmarks Preservation Commission  
Palm Beach County Clerk of Court & Comptroller  
Palm Beach County Appraisers Office  
Palm Beach Board of Realtors Multiple Listing Service

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## REAL ESTATE HIGHLIGHT: ESTATES / RESIDENTIAL LOTS

### \$85M Spec Manse Leads Healthy Influx of New Palm Beach Listings

At this time, during which Florida's real estate market is typically peaking, Palm Beach's luxury home market stats reveal mixed results. The number of single-family homes sold in February in the \$1 million-plus category was modest, just seven as compared to 14 in February of 2022. However, price points soared with the median average of the last three months rising 65% as compared to the same period of last year. Additionally, incoming inventory commenced in full swing with 20 new listings of \$1 million-plus properties led by the staggering \$85 million offering of a speculation waterfront mansion on the North End. The property, 7 Ocean Lane, was listed by William Yahn of The Corcoran Group. The price puts the home in a select group of about a half dozen of the priciest Palm Beach single-family home offerings of all time, topped by Christian Angle of Christian Angles Real Estate's \$218 million Tarpon Island listing in November of 2021.

Mr. Yahn was also the buying agent of 7 Ocean Lane when developer and builder Carl M. Sabatello of Sabatello Cos. bought the oceanfront lot last year for \$39 million. Mr. Sabatello submitted plans to the Town to build a spec home on the property, which the Architectural Commission originally rejected as being oversized for the lot, then approved last June upon its revision.

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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
\$15,000,000	<b>SAMANTHA CURRY</b> <i>Douglas Elliman Palm Beach</i>	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Plm Beach</i>	124 Parc Monceau	Parc Monceau	24-Feb	RX-10786611

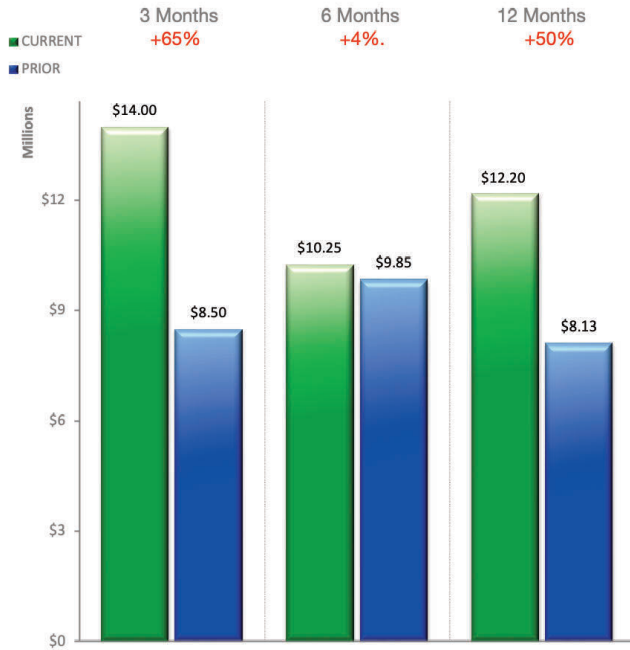
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$85,977,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	901 N. Ocean Blvd.	Bahama	Jun-22	(Public record)
\$72,850,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	102 Jungle Road	Estate Section	May-22	(Public record)
\$66,000,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>DEREK OLSEN</b> <i>Douglas Elliman</i>	6 Via Los Incas	Los Incas	Dec-22	(Public record)
\$56,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	325 Via Linda	Allard	Jun-22	(Public record)
\$51,000,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	241 Jungle Road	Estate Section	Dec-22	(Public record)
\$48,500,000	<b>CHRIS DEITZ</b> <i>Compass Florida</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	1030 S. Ocean Blvd.	Billionaires Row	Apr-22	RX-10767787
\$46,416,630	<b>HEIDI WICKY</b> <i>Sotheby's International Realty</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	460 Worth Ave.	Estate Section	Apr-22	(Public record)
\$46,000,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	662 Island Drive	Everglades Island	Jun-22	(Public record)
\$45,362,500	<b>SHELLY NEWMAN</b> <i>William Raveis South Florida</i>	<b>CHRIS LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	1330 N. Lake Way	Ocean Terrace	Mar-22	RX-10774291
\$44,975,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>JB EDWARDS</b> <i>Sotheby's International Realty</i>	550 S. Ocean Blvd.	Singer Addition	Jan-23	22-1712

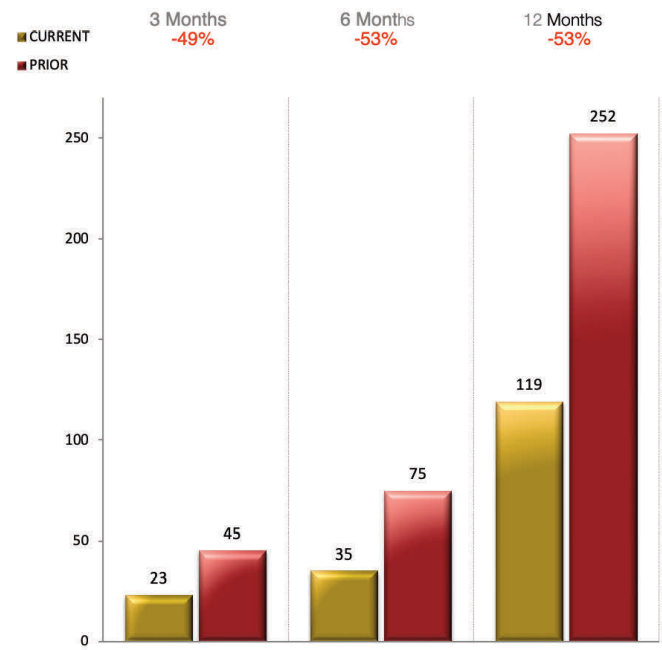
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

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

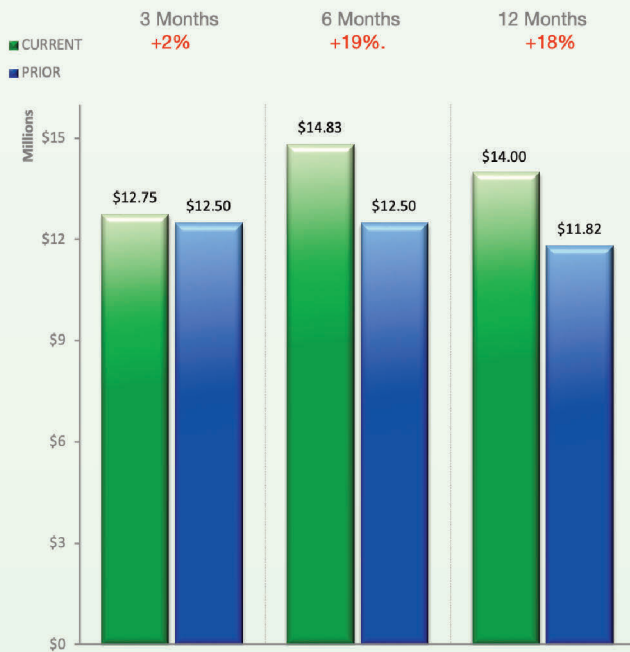
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



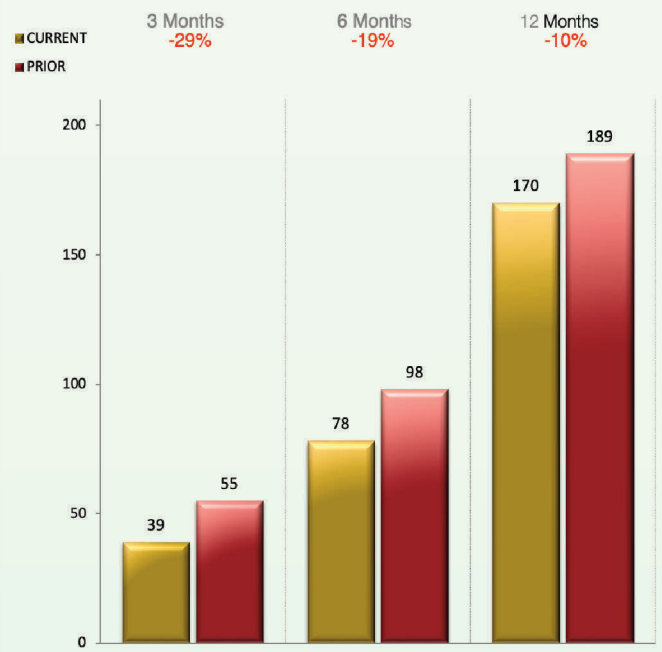
**HOMES SOLD\***  
 Current Year Versus Prior Year



**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\* — FEBRUARY 2023**

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$15,000,000	<b>SAMANTHA CURRY</b> <i>Douglas Elliman Palm Beach</i>	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Plm Beach</i>	124 Parc Monceau	Parc Monceau	24-Feb	RX-10786611
\$14,000,000	UNKNOWN	UNKNOWN	515 N. Lake Way	Tangier Estates	9-Feb	(Public record)
\$7,960,818	UNKNOWN	UNKNOWN	323 Chilean Ave.	Royal Park	7-Feb	(Public record)
\$4,600,000	<b>THOMAS HOLMES</b> <i>Illustrated Properties</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	220 Arabian Road	Boca Ratone CO Inlet	14-Feb	RX-10849237
\$4,000,000	UNKNOWN	UNKNOWN	206 Caribbean Road	Boca Ratone CO Inlet	16-Feb	(Public record)
\$2,000,000	UNKNOWN	UNKNOWN	109 Everglade Ave.	Paragon	1-Feb	(Public record)
\$1,964,111	UNKNOWN	UNKNOWN	2258 Ibis Isle Road, East	Ibis Isle	1-Feb	(Public record)

**LUXURY SINGLE FAMILY HOME LISTINGS\* — FEBRUARY 2023**

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$83,500,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	7 Ocean Lane	Ocean Lane	12,150	7-Feb	RX-10864369
\$54,950,000	<b>WALLY TURNER</b> <i>Sotheby's International Realty</i>	160 Clarendon	Estate Section	LOT	7-Feb	23-265
\$47,950,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	930 S. Ocean	Estate Section	7,265	8-Feb	23-271
\$43,850,000	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	584 Island Drive	Everglades Island 3	5,977	17-Feb	RX-10867810
\$40,500,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	1050 N. Lake Way	Coral Estates	6,347	17-Feb	RX-10867840
\$29,900,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	1246 N. Lake way	Alto Lido	4,649	10-Feb	23-286
\$19,295,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson</i>	229 Pendleton Ave.	Reverie	3,056	21-Feb	RX-10867927
\$15,595,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	218 Miraflores Drive	Drake Park	4,758	17-Feb	RX-10867907
\$15,500,000	<b>ALLISON WREN</b> <i>The Corcoran Group</i>	264 Dunbar Road	Adams Addition	4,348	15-Feb	RX-10866543
\$15,250,000	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	265 Sandpiper Drive	Dodge Estates	3,725	21-Feb	RX-10868252
\$15,000,000	<b>GARY POHRER</b> <i>Douglas Elliman</i>	257 W Indies Drive	Brams Addition	3,950	14-Feb	RX-10866711
\$14,000,000	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	236 Pendleton Ave.	Reverie	3,938	3-Feb	RX-10863424
\$12,750,000	<b>MARA RAPHAEL</b> <i>Brown Harris Stevens of Palm Beach</i>	210 Osceola Way	Osceola Way	3,790	14-Feb	RX-10866288
\$12,000,000	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	215 Seaspray Ave.	Poinciana Park 2	2,728	3-Feb	RX-10863477
\$11,900,000	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	159 Australian Ave.	Royal Park	3,324	14-Feb	RX-10866283
\$11,500,000	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	142 Seabreeze Ave.	Poinciana Park	2,889	3-Feb	RX-10863573
\$11,475,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	165 Seminole Ave.	Ocean Park H W Robbins	3,410	7-Feb	RX-10864476
\$10,900,000	<b>GARY POHRER</b> <i>Douglas Elliman</i>	224 Via Marila	Coral Estates	3,641	3-Feb	RX-10863547
\$9,500,000	<b>TIERNEY O'HARA</b> <i>Sotheby's International Realty</i>	259 Queens Lane	El Encanto	3,436	17-Feb	23-340
\$8,195,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	350 Seabreeze Ave.	Poinciana Park	3,128	21-Feb	RX-10867825

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

## REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

### Another Palazzo Villa Purchase Takes Top Placement in Top 10 Sales

February's real estate activity contributed to a fairly strong season in Palm Beach's luxury condo market. Thirteen sales in the \$1 million-plus category closed last month, which represented about one half of 2022's February sales, much like the luxury single-family home market. Also, like the single-family market, the condo market experienced a significant leap in its median average price, a 45% increase to \$3.55 million in \$1 million-plus properties sold during the past three months as compared to the same period of the prior year.

A big contributor to the robust numbers were the February sales of townhomes 219 and 220 Brazilian Avenue. Townhome 219 changed owners twice this last year, and both transactions, made the top five sales group of the last 12 months, which also includes two more condos located in the same quadplex, The Palazzo Villas of Palm Beach. Margit Brandt of Premier Estate Properties held the listing of February's top sale and Christian Angle of Christian Angle Real Estate brought in the buyer. The unique two-story turnkey home is one of four surrounding a common courtyard, and includes a summer kitchen, an elevator, a covered loggia, a two-car garage, a pool, and over \$1 million of Marc Michael designer furniture.

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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
\$18,900,000	<b>MARGIT BRANDT</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	219 Brazilian Ave.	Palazzo Villas of Palm Beach	10-Feb	RX-10845713

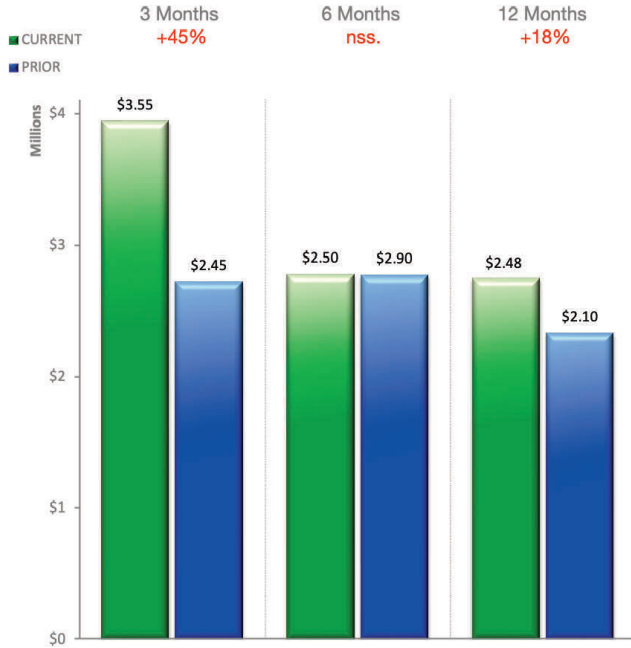
### TOP 10 CONDO / CO-OP SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$27,750,000	<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)
\$23,750,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	110 Sunset Ave., 4b	Leverett House	Dec-22	RX-10830160
\$18,900,000	<b>MARGIT BRANDT</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	219 Brazilian Ave.	Palazzo Villas of Palm Beach	10-Feb	RX-10845713
\$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
\$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	Casa Bendita	Jun-22	22-59
\$15,000,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson</i>	<b>LINDA OLSSON</b> <i>Linda R. Olsson</i>	100 Royal Palm Way, Ph 1	One Royal Palm Way	Sep-22	RX-10818715
\$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 Estste</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	2 N Breakers Row N32	Two North Breakers Row	Jun-22	21-1103

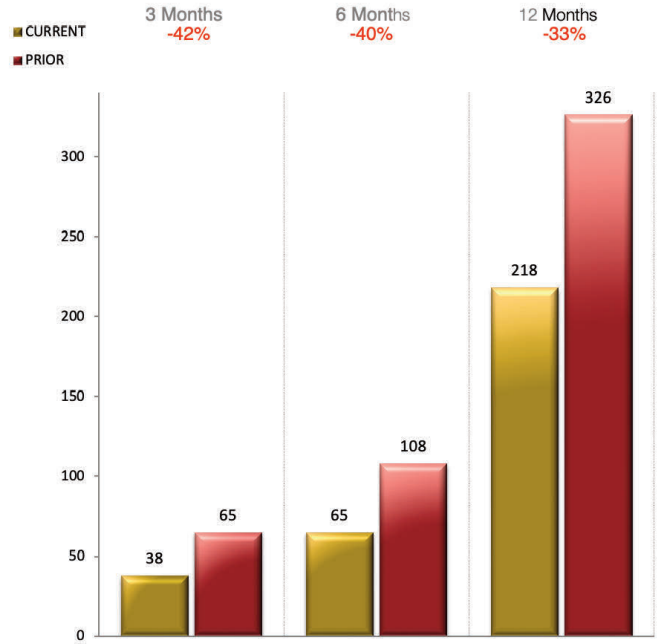
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

**\$1 MILLION-PLUS CONDOMINIUMS**

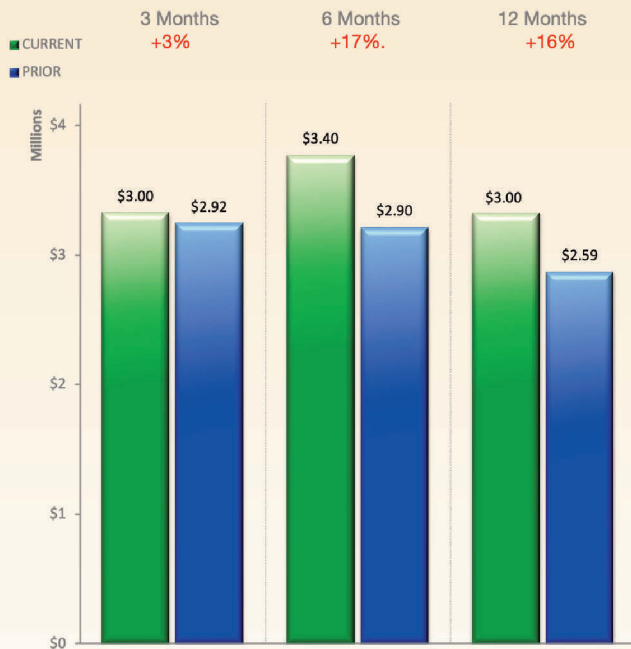
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



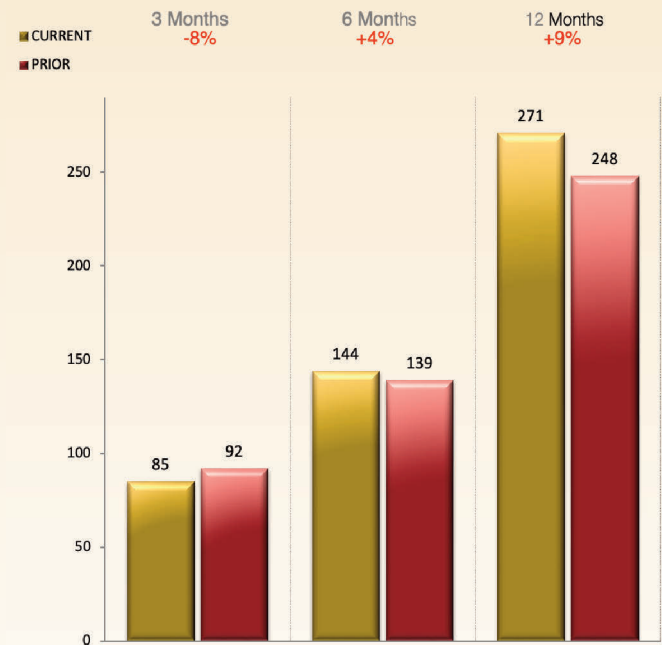
**CONDOS SOLD\***  
 Current Year Versus Prior Year



**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\* — FEBRUARY 2023

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$18,900,000	<b>MARGIT BRANDT</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	219 Brazilian Ave.	Palazzo Villas of Palm Beach	10-Feb	RX-10845713
\$12,006,756	UNKNOWN	UNKNOWN	220 Brazilian Ave.	Palazzo Villas of Palm Beach	27-Feb	(Public record)
\$7,400,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 611	Sun & Surf 130	9-Feb	RX-10845382
\$5,537,500	<b>HEATHER BRETZLAFF</b> <i>Douglas Elliman of Palm Beach</i>	<b>CAROL ZUCKERT</b> <i>Sotheby's International Realty</i>	100 Worth Ave., 605	Winthrop House	24-Feb	RX-10856799
\$5,000,000	UNKNOWN	UNKNOWN	200 Bradley Place, C10	L'Ermitage Palm Beach	2-Feb	(Public record)
\$4,525,400	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	<b>BRADFORD MILLER</b> <i>Sotheby's International Realty</i>	429 Australian Ave., 10	Australian of Palm Beach	22-Feb	22-1795
\$4,350,000	UNKNOWN	UNKNOWN	2100 S. Ocean Blvd., 404s	2100 Condominium	23-Feb	(Public record)
\$4,300,000	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates</i>	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates</i>	100 Sunrise Ave., 610	Sun & Surf 130	28-Feb	RX-10839332
\$3,675,000	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	<b>KATHRYN LILLIS</b> <i>Lillis Coastal Realty</i>	44 Cocconut Row, 512a	Palm Beach Towers	24-Feb	RX-10855992
\$3,500,000	UNKNOWN	UNKNOWN	2580 S. Ocean Blvd., 2a3	Palm Beach Stratford	3-Feb	(Public record)
\$2,500,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>KERRY WARWICK</b> <i>The Corcoran Group</i>	130 Sunrise Ave., 211	Sun & Surf 100	8-Feb	RX-10834781
\$2,200,000	<b>CHAD CARROLL</b> <i>Compass Florida</i>	<b>CHAD CARROLL</b> <i>Compass Florida</i>	3100 S. Ocean Blvd., 107s	Palm Beach Hampton	28-Feb	RX-10858976
\$1,167,000	UNKNOWN	UNKNOWN	3474 S. Ocean Blvd., 170	Ocean Cay Of Palm Beach	3-Feb	(Public record)

### TOP 20 OF 32

## LUXURY CONDO / CO-OP LISTINGS\* — FEBRUARY 2023

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS28:C33	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$16,495,000	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	220 Brazilian Ave., West	Royal Park	4,209	8-Feb	RX-10865006
\$14,610,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	100 Worth Ave., 100	Winthrop House	4,274	17-Feb	RX-10867874
\$12,500,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	130 Sunrise Ave., Ph 1	Sun And Surf 130	3,625	17-Feb	RX-10867228
\$12,375,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	2 N. Breakers Row, N43	Two North Breakers Row	2,639	10-Feb	23-280
\$8,995,000	<b>SPENCER SCHLAGER</b> <i>Douglas Elliman</i>	130 Sunrise Ave., Ph 8	Sun And Surf 130	2,476	28-Feb	23-403
\$6,500,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3100 S. Ocean Blvd., 502n	Palm Beach Hampton	2,244	17-Feb	RX-10867101
\$6,495,000	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	300 S. Ocean Blvd., 1b	Casa del Lago	2,149	3-Feb	23-238
\$5,760,000	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens of Palm Beach</i>	340 S. Ocean Blvd., 5f	Lowell House	1,826	24-Feb	RX-10868831
\$4,975,000	<b>NANCY BATCHELOR</b> <i>Compass Florida</i>	2500 S. Ocean Blvd., 2d3	Twenty Five Hundred South	2,590	23-Feb	AX-11345846
\$4,600,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	2770 S. Ocean Blvd., 503n	2770 South Ocean Boulevard	4,370	2-Feb	RX-10863959
\$4,500,000	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	44 Cocconut Row, A111	Breakers Row	1,601	7-Feb	23-255
\$4,500,000	<b>CAROL ZUCKERT</b> <i>Sotheby's International Realty</i>	100 Worth Ave., 302	Winthrop House Condo	1,588	17-Feb	RX-10867124
\$3,500,000	<b>GRACE BROWN</b> <i>Brown Harris Stevens of Palm Beach</i>	455 Australian Ave., 4e	Lake Drive	1,096	21-Feb	RX-10867883
\$3,250,000	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	44 Cocconut Row., 113b	Palm Beach Towers	1,215	15-Feb	RX-10866401
\$2,998,000	<b>SABRINA D'AMICO</b> <i>Compass</i>	2150 Ibis Isle Road, 17	Ibis Isle	1,949	24-Feb	23-385
\$2,950,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	225 Everglade Ave., 6	Island Villas	1,099	14-Feb	RX-10866785
\$2,600,000	<b>SCOTT GORDON</b> <i>Douglas Elliman of Palm Beach</i>	2660 S Ocean Blvd., 102s	Beach Point	1,900	22-Feb	RX-10868214
\$2,490,000	<b>CAPPY ABRAHAM</b> <i>Palm Beach Residential Properties</i>	44 Cocconut Row, 626b	Palm Beach Towers	1,022	9-Feb	RX-10865075
\$2,395,000	<b>SCOTT GORDON</b> <i>Douglas Elliman of Palm Beach</i>	3100 S. Ocean Blvd., 106s	Palm Beach Hampton	2,244	23-Feb	RX-10868496
\$2,340,000	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	100 Worth Ave., 421	Winthrop House	1,580	7-Feb	RX-10864952

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



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

### \$8 Permit Pulled for New Manse on Billionaire’s Row

The requirements of Madison Worth Architecture’s submission for a new residence at 1800 S. Ocean Boulevard were of the highest caliber. Not only did the blueprints need to meet the standards scrutinized by the Towns’ commissions for structural quality and general design, it also needed to be ‘appropriate’ for its community, which in this case was a stretch of South Ocean Boulevard lined with palatial mansions whose facades bring to mind the opulence of the historical Gilded Age. Also known as Billionaire’s Row, the boulevard will soon host a new mansion. An \$8 million permit was just issued to Livingston Builders for the new residence. Renderings of the estate can be viewed on the Town of Palm Beach website.

The Ocean Boulevard permit had the third largest valuation of the last 12 months. Hedrick Brothers pulled the largest one last August, a \$14.7 million permit for the commercial alteration of The Palm House Hotel. And, Seabreeze Building pulled the second largest, a \$9.85 million residential alteration issued last November for 101 Nightingale Trail which is owned by Brian Libman, executive chairman of Finance of America Holdings, a mortgage finance company that is part of The Blackstone Group.

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## LAND USE PROJECTS

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

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$8,929,128	1800 S. Ocean Blvd.	2/1/23	Livingston Builders, Inc.	Madison Worth Architecture	Residential New Construction

### 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
\$9,850,376	101 Nightingale Trail	Nov-22	Seabreeze Building	Brooks & Falotico Associates	Residential Alteration
\$8,929,128	1800 S. Ocean Blvd.	Feb-23	Livingston Builders, Inc.	Madison Worth Architecture	Residential New Construction
\$8,750,000	100 El Bravo Way	Apr-22	Whittmann Building Corp.	MP Design & Architecture	Residential New Construction
\$8,300,500	315 Clark Ave.	Feb-23	Whittmann Building Corp.	Dailey Janssen Architects	Residential New Construction
\$7,000,000	333 Sunset Ave., Bldg 1	Sep-22	Straticon LLC	Wannemacher Jensen Architects	Commercial Alteration
\$5,000,000	333 Sunset Ave., Bldg 1	Jul-22	Straticon LLC	Wannemacher Jensen Architects	Commercial Alteration
\$5,000,000	936 N. Lake Way	Oct-22	Greg Giuliano	MP Design & Architecture	Residential New Construction
\$4,177,000	1015 S. Ocean Blvd.	Jan-23	Mark Timothy	Smith and Moore Architects	Residential New Construction
\$4,165,000	1260 N. Lake Way	Aug-22	Sabatello Construction of Florida	Asbacher Architecture	Residential New Construction

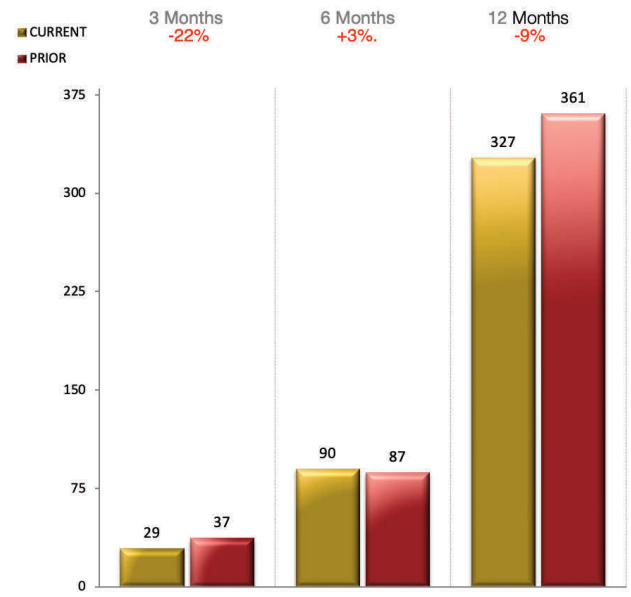
\*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

## Large-Scale Building Permits

TOTAL VALUE OF PROJECTS\*  
Current Year Versus Prior Year

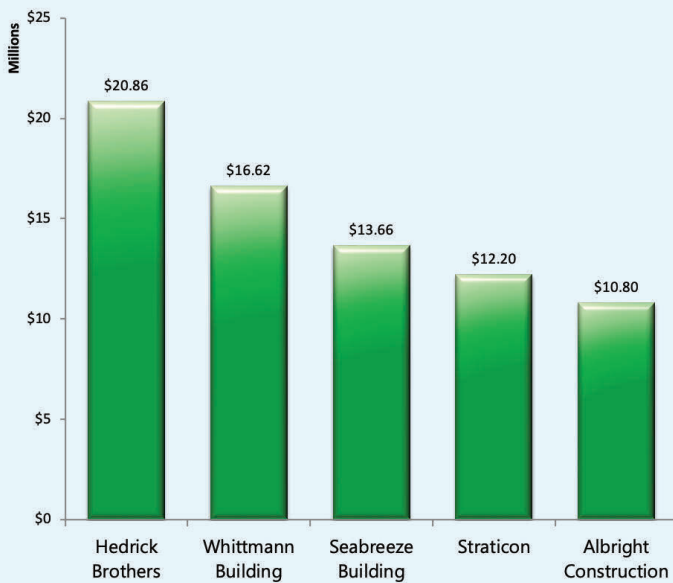


TOTAL NUMBER OF PROJECTS\*  
Current Year Versus Prior Year

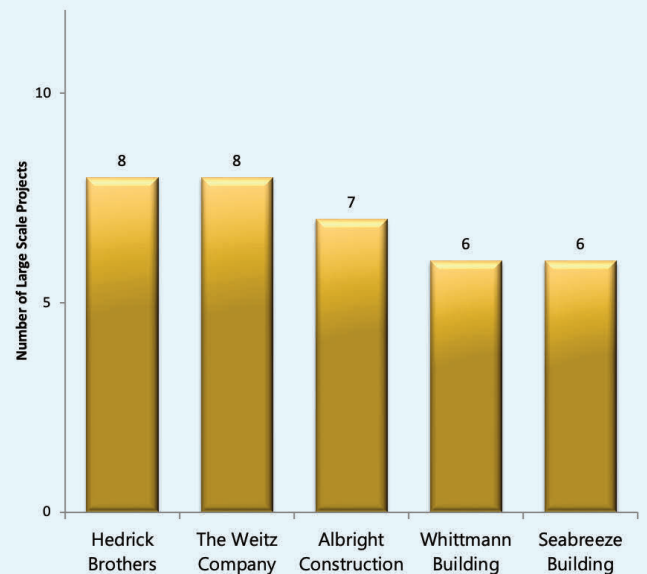


## Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS\*  
Last 12 Months



TOP 5 BY NUMBER OF PROJECTS\*  
Last 12 Months

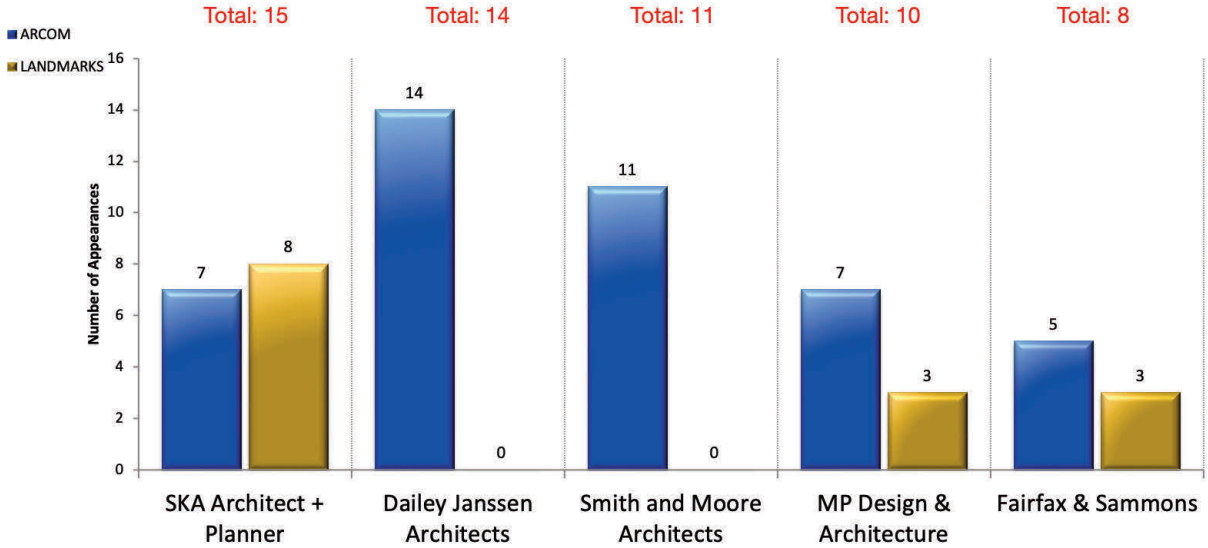




## Building & Development Applications

### 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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