

Rabideau Klein Brief

TOWN OF PALM BEACH

MAY 2023



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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
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: HOUSES & RESIDENTIAL LOTS

Palm Beach Generates Another Record-breaking Month \$170 Million Palm Beach Island Closing is 2nd Priciest Home Sale in Florida

With a strong hand up from the Town of Palm Beach, the State of Florida is spinning off another historical month in luxury home sales. The Town put a Palm Beach County record-breaker on the books in March with its \$155 million closing of 108 Mediterranean Road, and then last month, the Town broke the County record again when it chalked up the 2nd largest sale in the State of Florida.

To put things in perspective, only one post-Covid sale in the entire U.S.—a \$188 million penthouse purchase in Manhattan—beat Florida’s \$173 million sale of 200 S. Ocean in Manalapan. Additionally, only one Florida sale outside of Palm of Beach County is included in the \$100 million-plus category of Florida’s top luxury sales, which was the \$107 million sale of 3031 Brickell Avenue Miami, last August.

Recent transactions taking top spots for largest sales during the past 12 months in the Town of Palm Beach include March’s \$155 million private sale, plus the private closing of 589 N. County Road on the North End, which brought \$170 million in April.

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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
\$170,000,000	UNKNOWN	UNKNOWN	589 N. County Road	North End	Apr-23	(AP wire)

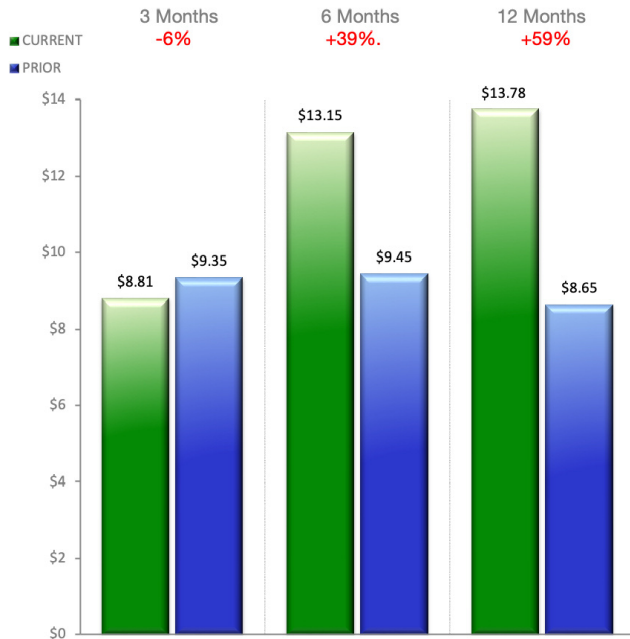
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$170,000,000	UNKNOWN	UNKNOWN	589 N. County Road	North End	Apr-23	(Public record)
\$155,000,000	UNKNOWN	UNKNOWN	108 Mediterranean Road	Boca Raton CO Inlet	Mar-23	(Public record)
\$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)
\$66,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	DEREK OLSEN <i>Douglas Elliman</i>	6 Via Los Incas	Los Incas	Dec-22	(Public record)
\$66,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1350 N. Lake way	North Shore	Apr-23	22-1732
\$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)
\$51,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	241 Jungle Road	Estate Section	Dec-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)
\$44,975,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	JB EDWARDS <i>Sotheby's International Realty</i>	550 S. Ocean Blvd.	Estate Section	Jan-23	22-1712

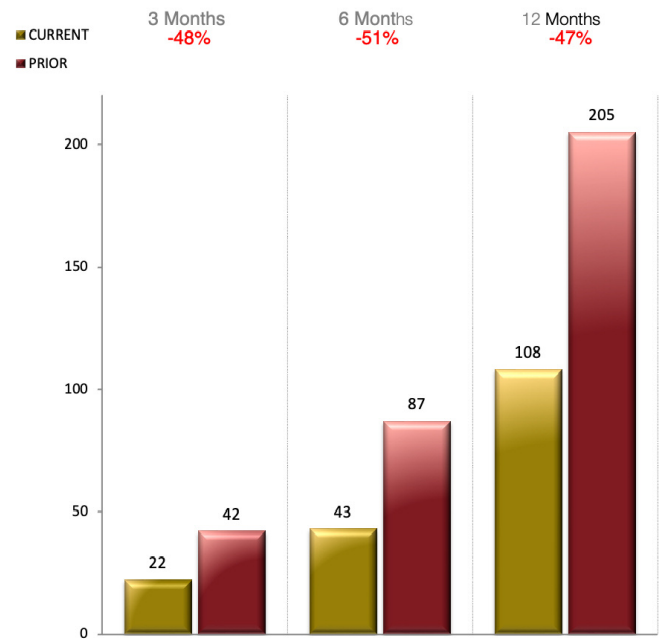
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



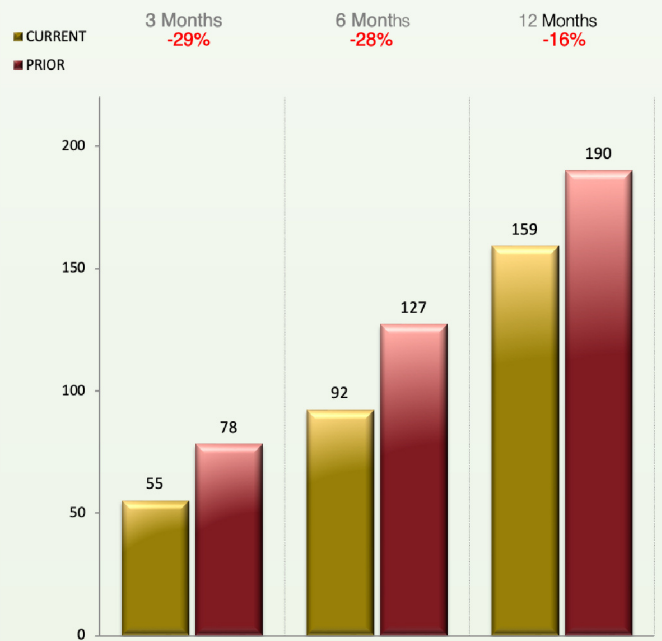
HOMES SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



HOMES LISTED*
 Current Year Versus Prior Year



*Includes sales or listings of residential houses and lots of \$1 million or more

LUXURY SINGLE FAMILY HOME SALES* — APRIL 2023

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$170,000,000	UNKNOWN	UNKNOWN	589 N. County Road	North End	26-Apr	(AP wire)
\$66,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1350 N. Lake way	North Shore	28-Apr	22-1732
\$24,520,875	UNKNOWN	UNKNOWN	977 S. Ocean Blvd.	Estate Section	10-Apr	(Public record)
\$23,000,000	LIZA PULTZER <i>Brown Harris Stevens of Palm Beach</i>	BLAIR KIRWAN <i>Brown Harris Stevens of Palm Beach</i>	1330 N. Ocean Blvd.	Ocean Terrace	14-Apr	RX-10814104
\$18,000,000	JILL EBER <i>Coldwell Banker Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	415 Hibiscus Ave.	259 Worth Avenue	17-Apr	FX-10356151
\$13,150,000	DANA KOCH <i>The Corcoran Group</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	233 Miraflores Drive	El Paraiso	10-Apr	RX-10831386
\$9,500,000	GARY POHRER <i>Douglas Elliman</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	224 Via Marila	Coral Estates	17-Apr	RX-10863547
\$9,000,000	ALISON NEWTON <i>Douglas Elliman</i>	JIM MCCANN <i>Premier Estate Properties</i>	301 Plantation Road	East Shore	28-Apr	RX-10813069
\$7,475,000	ELIZABETH DEWOODY <i>Compass Florida</i>	GARY POHRER <i>Douglas Elliman</i>	151 Seagate Road	North Shore	21-Apr	RX-10851603
\$4,995,000	UNKNOWN	UNKNOWN	318 Australian Ave.	Royal Park	11-Apr	(Public record)
\$3,200,000	MARGIT BRANDT <i>Premier Estate Properties</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	248 Park Ave.	Bungalow Park	10-Apr	RX-10854132

TOP 18 OF 20

LUXURY SINGLE FAMILY HOME LISTINGS* — APRIL 2023

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$77,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	1610 N. Ocean Blvd.	Sea Isle Estates	4,923	11-Apr	23-675
\$74,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	965 N. Ocean Blvd.	Dodge Estates	7,705	24-Apr	23-752
\$68,500,000	JOSHUA MCPHERSON <i>Douglas Elliman</i>	200 Via Palma	Tropic Isle	10,126	7-Apr	RX-10879876
\$57,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1620 S. Ocean Blvd.	Palm Beach Estates	8,723	19-Apr	23-731
\$55,000,000	MARK BENNETT <i>The Corcoran Group</i>	940 N. Lake Way	North End	7,448	12-Apr	RX-10881164
\$39,000,000	WHITNEY MCGURK <i>Brown Harris Stevens of Palm Beach</i>	550 Island Drive	Everglades Island 3	4,922	24-Apr	RX-10884124
\$37,500,000	GARY POHRER <i>Douglas Elliman</i>	120 Via Del Lago	Estate Section	11,907	25-Apr	RX-10884410
\$35,000,000	MORGAN DILLAVOU <i>Florida Living Realty</i>	167 Dunbar	Adams	5,869	24-Apr	AX-11377902
\$34,950,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	240 Clarke Ave.	Prima Vera Estates	5,487	4-Apr	23-624
\$28,500,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	255 Emerald Lane	Stotesbury Park	6,536	3-Apr	RX-10878793
\$25,000,000	CANDEE WEITZMAN <i>Donohue Real Estate Palm Beach</i>	1070 S. Ocean Blvd.	Boulevard Estates	4,494	28-Apr	RX-10885400
\$24,995,000	CHRIS DEITZ <i>Compass Florida</i>	224 Barton Ave.	Prima Vera Estates	6,387	6-Apr	RX-10879650
\$16,500,000	JOANNA MYERS <i>Douglas Elliman</i>	125 Gulfstream Road	Singer	3,504	4-Apr	RX-10879293
\$16,385,000	DENISE SEGRAVES <i>Sotheby's International Realty</i>	422 Australian Ave.	Royal Park	3,500	3-Apr	RX-10878747
\$14,900,000	LISA CREGAN <i>Sotheby's International Realty</i>	168 Kings Road	Boulevard Estates	3,625	12-Apr	RX-10881219
\$6,950,000	GARY POHRER <i>Douglas Elliman</i>	240 El Dorado Lane	EL Dorado Park	2,795	10-Apr	RX-10880804
\$4,250,000	ELIZABETH DEWOODY <i>Compass Florida</i>	226 Oleander Ave.	Jeanette Court	Lot	25-Apr	RX-10884426
\$3,950,000	ELIZABETH DEWOODY <i>Compass Florida</i>	223 Park Ave.	Bungalow Park	1,458	25-Apr	RX-10884966

*Includes sales or listings of residential houses and lots of \$1 million or more

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

Penthouse Atop Tiffany Building Brings \$18M

Luxe Condo Activity Accelerate the Palm Beach Real Estate Market

Last month, the condo market experienced vigorous activity on both the closing and listing sides of Palm Beach's \$1 million-plus luxury category. At the top of April's sales chart, the new penthouse at the iconic Palm Beach Tiffany Building, listed by Chris Leavitt of Douglas Elliman, along with co-listers Jill Eber and Jill Hertzberg of Coldwell Banker Realty, brought \$18 million. Christian Angle of Christian Angle Real Estate represented the buyer. Meanwhile, two new listings filled the prime inventory gap; a \$17 million penthouse in the Two North Breakers Row building offered by Christian Angle of Christian Angle Real Estate, and a \$16 million Kirkland House apartment on Worth Avenue offered by Dana Koch of The Corcoran Group.

Fueling the market during the last three-month period, the closing prices of 13 condominiums of the 73 sold in the \$1 million-plus category surpassed the \$7 million mark. And, of the 95 new listings, the asking prices of 12 condominiums surpassed the \$7 million mark. The month of April provided the lion's share of new revenue in the category, where 31 transactions generated \$147 million, competing with April of 2022's revenue total of \$162 million.

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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
\$18,000,000	CHRIS LEAVITT <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	415 Hibiscus Ave.	Palm Beach	17-Apr	22-1642

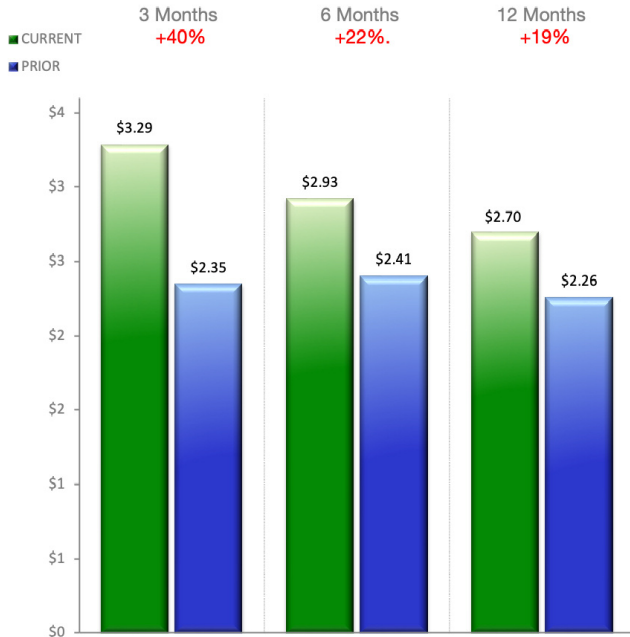
TOP 10 CONDO / CO-OP SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$23,750,000	DANA KOCH <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	110 Sunset Ave., 4b	Leverett House	Dec-22	RX-10830160
\$18,900,000	MARGIT BRANDT <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	219 Brazilian Ave.	Palazzo Villas of Palm Beach	Feb-23	RX-10845713
\$18,600,007	JIM MCCANN <i>Premier Estate Properties</i>	MARGIT BRANDT <i>Premier Estate Properties</i>	219 Brazilian Ave.	Palazzo Villas of Palm Beach	May-22	RX-10745134
\$18,000,000	CHRIS LEAVITT <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	415 Hibiscus Ave.	Palm Beach	Apr-23	22-1642
\$16,500,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	221 Royal Poincinsna Way	Via Flagler	Apr-23	RX-10786377
\$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
\$15,000,000	LINDA OLSSON <i>Linda R. Olsson</i>	LINDA OLSSON <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	LINDA GARY <i>Linda A. Gary Real Estste</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 N. Breakers Row, N32	Two North Breakers Row	Jun-22	21-1103

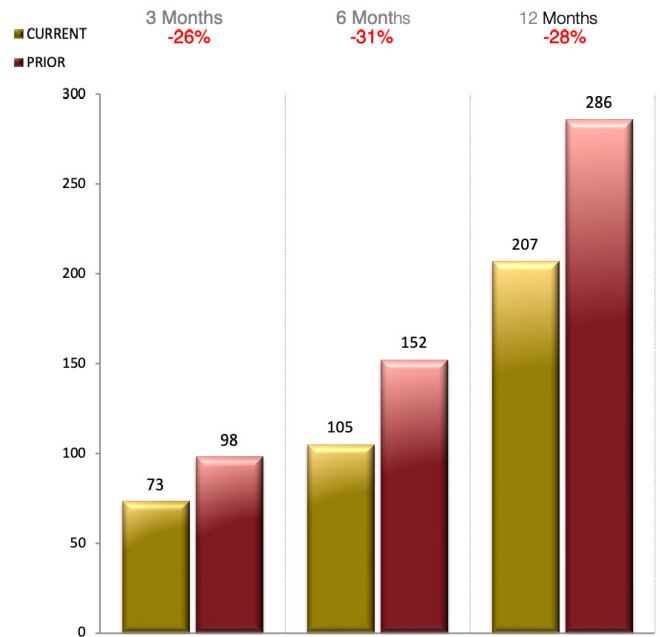
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



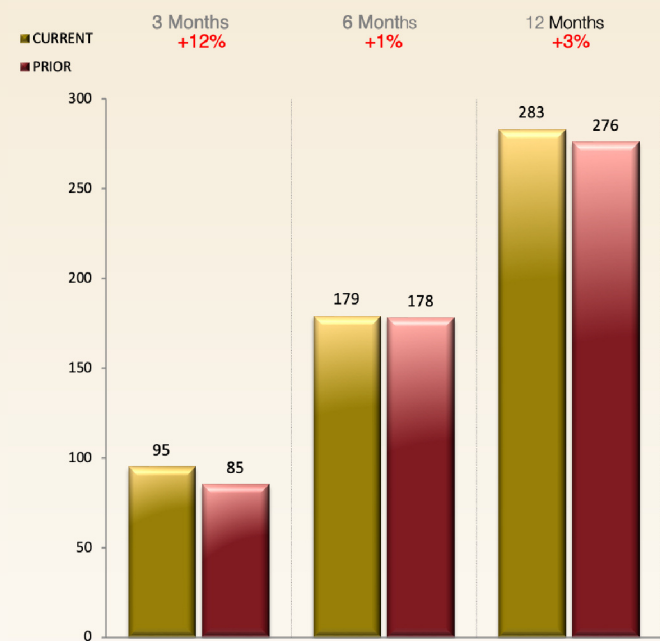
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



*Includes sales or listings of condominium and coop apartments and townhouses of \$1 million or more

TOP 15 OF 31

TOP 15 OF 31 LUXURY CONDO / CO-OP SALES* — APRIL 2023						
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$18,000,000	CHRIS LEAVITT <i>Douglas Elliman</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	415 Hibiscus Ave.	Palm Beach	17-Apr	22-1642
\$16,500,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	221 Royal Poinciana Way	Via Flagler	3-Apr	RX-10786377
\$10,700,000	LISA CREGAN <i>Sotheby's International Realty</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	160 Sunset Ave.	Floral Park	12-Apr	RX-10813523
\$10,000,000	UNKNOWN	UNKNOWN	2 Sloans Curve Drive	Sloans Curve	6-Apr	(Public record)
\$8,950,000	FERN FODIMAN <i>Sotheby's International Realty</i>	THOR BROWN <i>Douglas Elliman</i>	2100 S. Ocean Blvd., 308n	2100 At Sloans Curve	13-Apr	RX-10850332
\$8,500,000	SPENCER SCHLAGER <i>Douglas Elliman</i>	SPENCER SCHLAGER <i>Douglas Elliman</i>	130 Sunrise Ave., Ph B	Sun and Surf	27-Apr	23-403
\$7,475,000	ELIZABETH DEWOODY <i>Compass Florida</i>	GARY POHRER <i>Douglas Elliman</i>	151 Seagate Road	North Shore	21-Apr	RX-10851603
\$5,250,000	NANCY BATCHELOR <i>Compass Florida</i>	UNKNOWN	2500 S. Ocean, 2d3	Twenty Five Hundred South	5-Apr	AX-11345846
\$5,230,000	UNKNOWN	UNKNOWN	417 Peruvian Ave., 1	Royal Park	17-Apr	(Public record)
\$4,500,000	UNKNOWN	UNKNOWN	330 S. Ocean Blvd., 21	Three Thirty South Ocean	4-Apr	(Public record)
\$4,200,000	CAROL ZUCKERT <i>Sotheby's International Realty</i>	SIMON ISAACS <i>Sotheby's International Realty</i>	100 Worth Ave., 302	Winthrop House	14-Apr	RX-10867124
\$3,575,000	UNKNOWN	UNKNOWN	389 S. Lake Drive, 1a	Three Eighty-Nine	11-Apr	(Public record)
\$3,300,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	NICHOLAS GRODZICKI <i>Compass Florida</i>	350 S. Ocean Blvd., 103	350 Building	20-Apr	RX-10814187
\$2,916,000	SCOTT GORDON <i>Douglas Elliman</i>	SCOTT GORDON <i>Douglas Elliman</i>	2600 S. Ocean Blvd., 201n	Twenty Six Hundred	27-Apr	RX-10869958
\$2,800,000	SABRINA D'AMICO <i>Compass Florida</i>	MARY NEWTON <i>Douglas Elliman</i>	2150 Ibis Isle Road, 17	Ibis Isle	5-Apr	RX-10846474

TOP 15 OF 28

TOP 15 OF 28 LUXURY CONDO / CO-OP LISTINGS* — MARCH 2023						
SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$17,250,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	2 N. Breakers Row, Ph 4	Two North Breakers Row	3,480	10-Apr	RX-10881173
\$16,500,000	DANA KKOCH <i>The Corcoran Group</i>	101 Worth Ave., 3a	Kirkland House	3,710	6-Apr	RX-10879775
\$10,800,000	LAURA SEMIER <i>Brown Harris Stevens of Palm Beach</i>	2 N. Breakers Row St1	Two North Breakers Row	3,243	1-Apr	RX-10879239
\$7,495,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	3000 S Ocean Blvd 203	Bellaria	3,332	6-Apr	RX-10879918
\$7,395,000	MICHAEL LEIBOWITZ <i>Leibowitz Realty Group</i>	2000 S Ocean Blvd., 301n	Sloans Curve II	3,262	28-Apr	RX-10885257
\$6,500,000	MARY BOYKIN <i>Douglas Elliman</i>	340 Coconut Row, A	Villa Fiorentina	1,678	24-Apr	RX-10884119
\$6,150,000	KAREN DONNELLY <i>William Raveis South Florida</i>	2100 S. Ocean Blvd., 605n	2100 Cond At Sloans Curve	3,136	19-Apr	RX-10883165
\$5,150,000	SUZANNE FRISBIE <i>The Corcoran Group</i>	150 Bradley Place, 608	Palm Beach Biltmore	2,076	3-Apr	RX-10879403
\$4,500,000	MARY BUCK <i>Sotheby's International Realty</i>	2565 S. Ocean Blvd., 3240	Palm Beach White House	4,031	25-Apr	RX-10884705
\$4,459,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Coconut Row.,120b	Palm Beach Towers	1,500	4-Apr	23-420
\$4,250,000	TODD PETER <i>Sotheby's International Realty</i>	2160 Ibis Isle Road, 5	Chateau Cheverny Ibis Isle	2,745	13-Apr	RX-10881697
\$4,200,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Coconut Row, 227b	Palm Beach Towers	2,052	24-Apr	RX-10884111
\$4,100,000	CHRISTA RYAN <i>Tina Fanjul Associates</i>	400 S. Ocean Blvd.,1020	400 South Ocean	1,722	21-Apr	RX-10883482
\$3,895,000	RONNIE HASOZBEK-GARCIA <i>Premier Estate Properties</i>	389 S. Lake Drive, 2g	389 Building	1,680	3-Apr	RX-10878936
\$3,750,000	MARTIN LIST <i>Robert E. List Company</i>	44 Coconut Row, 212a	Palm Beach Towers	1,568	24-Apr	23-725

*Includes sales or listings of condominium and coop apartments and townhouses of \$1 million or more

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

Town Addresses Building Boom Amidst Scrutiny of Residents

During the last three-month period, during which time there were 67 new large-scale building permits issued for a total of over \$105 million in valuations, the Town was in of the process of addressing an overdue review of its zoning laws. As part of that process, a “pause” in new construction projects was attempted which generated a public outcry of its residents where builders, real estate agents and Palm Beach residents filled the Town Council chambers at the May 9th Town Council meeting, as reported by The Palm Beach Daily News. The “pause” was postponed due to pending State legislation which appears to block the action.

The conflict is with Bill 250, which basically states that any municipality located within 100 miles of the landfall of either Hurricane Ian or Hurricane Nicole cannot propose or adopt a moratorium on construction, reconstruction or redevelopment of any damaged property. It also bans said municipalities from adding “burdensome” amendments to a comprehensive plan or land development regulations.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$3,000,000	760 N. Ocean Blvd.	4/26/23	Youchak Builders	Tom Youchak & Youchak, Inc.	Commercial New Construction

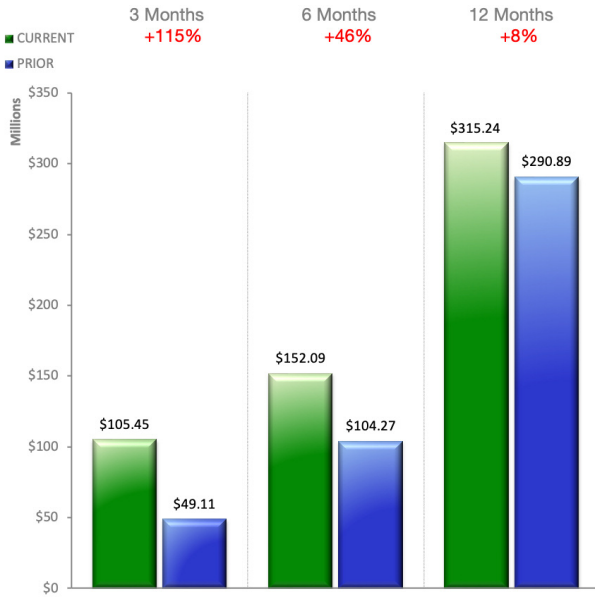
TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$50,000,000	60 Blossom Way	Mar-23	DFPC LLC	Olson Kundig / Smith and Moore	Residential New Construction
\$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
\$8,300,500	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

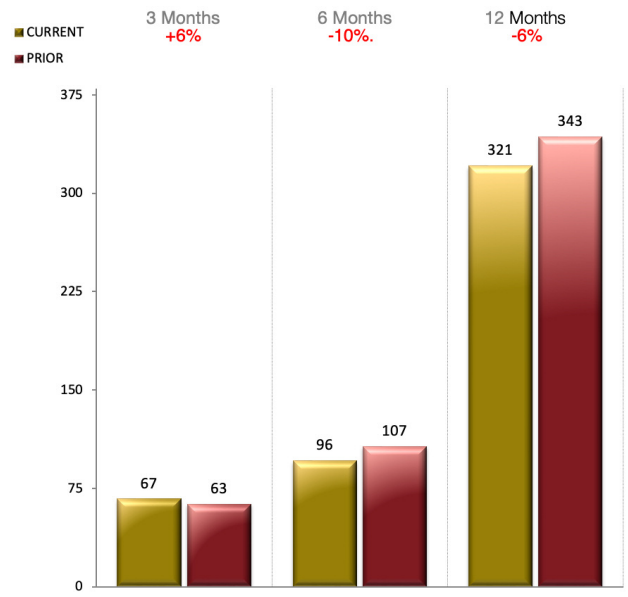
*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

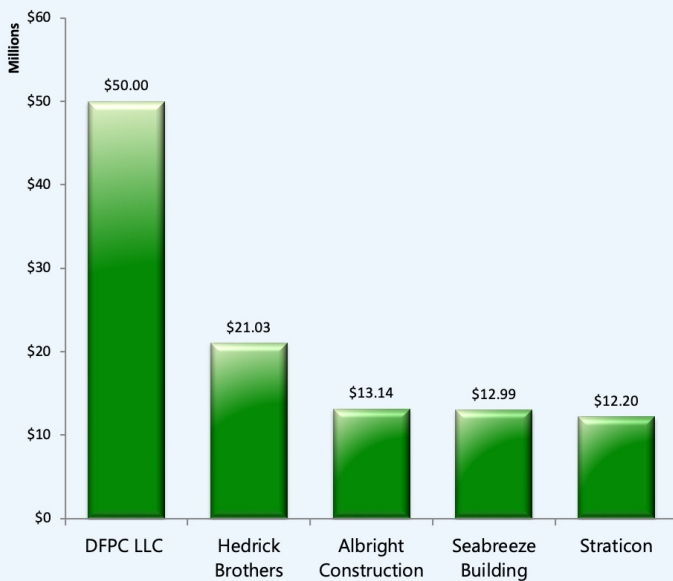


TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year

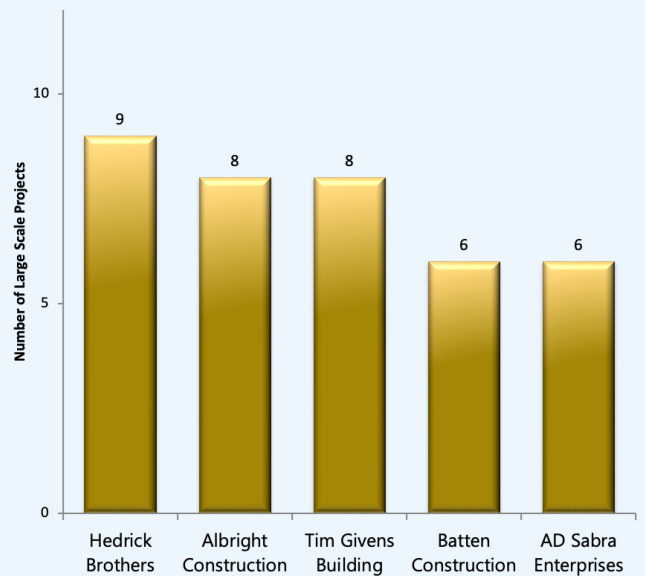


Top Contractors of Large-Scale Projects

TOP 5 BY VALUE OF PROJECTS*
Last 12 Months



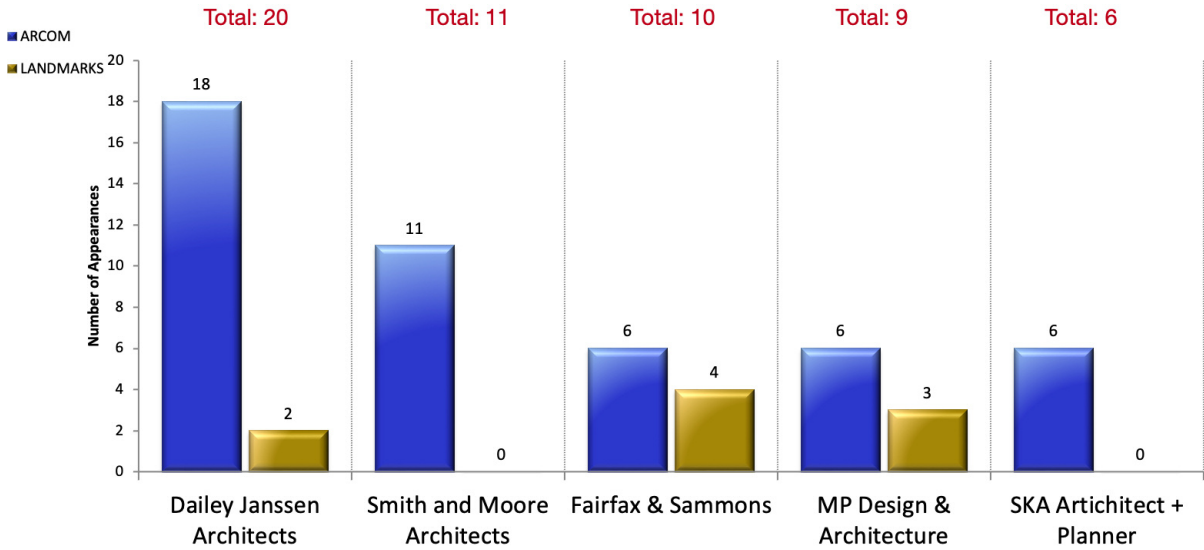
TOP 5 BY NUMBER OF PROJECTS*
Last 12 Months



Building & Development Applications

TOP 5 ARCHITECTS

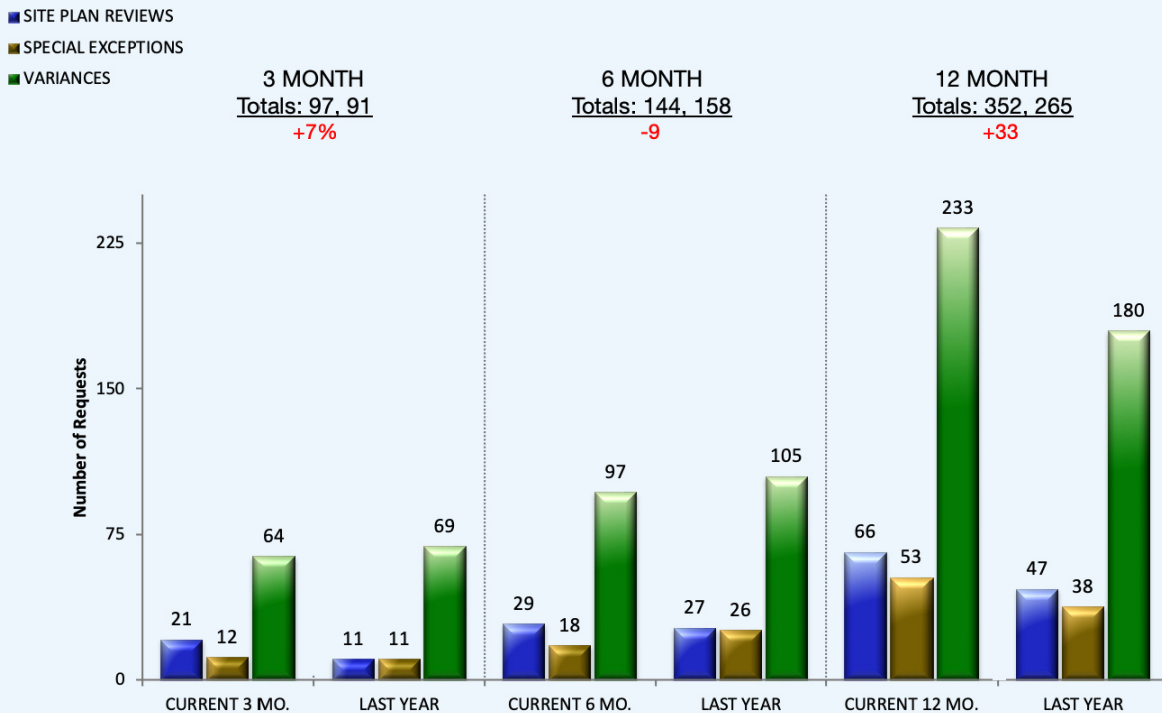
For Architectural & Landmarks Commissions Appearances* — Last 12 Months




*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
Beach Access Finder, Town of Palm Beach: www.rabideauklein.com/beach-access
Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach
Florida Multimillion Dollar Market Brief: www.rabideauklein.com/town-of-palm-beach

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