

# Rabideau Klein Brief

TOWN OF PALM BEACH

AUGUST 2024



*Advertisement*

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Florida - Ontario

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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

### Huge Mid-Summer Estate Section Sale Rings Up at Almost \$52M

July's biggest sale is also number five on the Top 10 Sales list for the last 12 months. The estate is the result of an extensive renovation project designed by Architect Thomas Kirchhoff which transformed its mansion from a 1950's Palm Beach Regency style architecture to modernized Mediterranean. Agent Suzanne Trapani-Frisbie of The Corcoran Group brought in the buyer to close Lawrence Moens of Lawrence A. Moens Association's listing at 200 Via Palma for \$51.63 million.

On the listings side, Christian Angle of Christian Angle Real Estate lead the month's ten-pack of new market presentations in the luxury \$1 million-plus market with a Primavera Estate property priced at \$34.9 million. The In-Town home is advertised as having stunning architecture and detailing including double-height pecky cypress ceilings. The number of new listings during the last three months increased by 7% from 27 to 29 as compared to last year.

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## LUXURY SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$51,631,500	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>The Corcoran Group</i>	200 Via Palma	Estate Section	1-Jul	23-1752

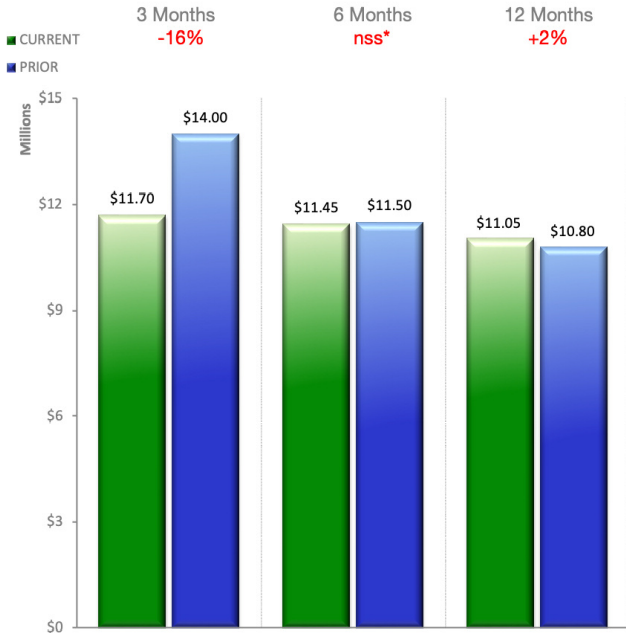
### TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$152,000,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i> <b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	10 Tarpon Isle	El Bravo Park	May-24	RX-10939073
\$85,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>PAULETTE KOCH</b> <i>The Corcoran Group</i>	108 El Mirasol	El Mirasol	Apr-24	No listing found
\$74,250,000	<b>ASHLEY MCINTOSH &amp; CHRISTOPHER LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	<b>TODD &amp; FRANCES PETER</b> <i>Sotheby's International Realty</i>	740 Hi Mount Road	Rafalsky Mark	Mar-24	No listing found
\$60,370,000	<b>LIZA PULTZER</b> <i>Brown Harris Stevens of Palm Beach</i>	<b>BLAIR KIRWAN</b> <i>Brown Harris Stevens of Palm Beach</i>	130 Banyan Road	Tropic Isle	May-24	No listing found
\$51,631,500	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>The Corcoran Group</i>	200 Via Palma	Estate Section	Jul-24	23-1752
\$51,250,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>PHATAVANH OLSEN</b> <i>Douglas Elliman Palm Beach</i>	200 S. Ocean Blvd.	Poinciana Park	May-24	RX-10956908
\$50,000,000	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	940 N. Lake Way	North End	May-24	23-1935
\$49,600,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	315 Chapel Hill Road	Breakers Row	May-24	RX-10924786
\$43,770,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>JEREMY STEWART</b> <i>Park View Realty</i>	205 Via Tortuga	Phipps Estates	Apr-24	RX-10977536
\$39,000,000	<b>HEIDI WICKY</b> <i>Sotheby's International Realty</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	10 Via Vizcaya	Via Vizcaya	Apr-24	RX-10936299

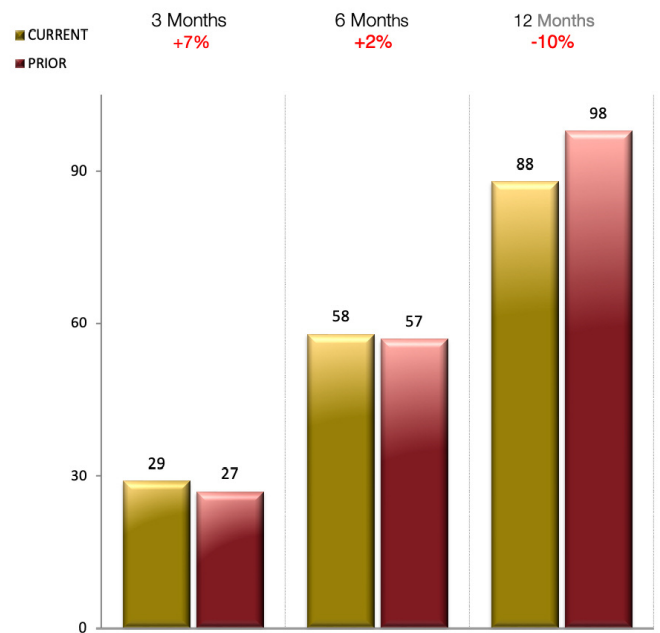
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

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

**MEDIAN SELLING PRICE**  
Year Over Year



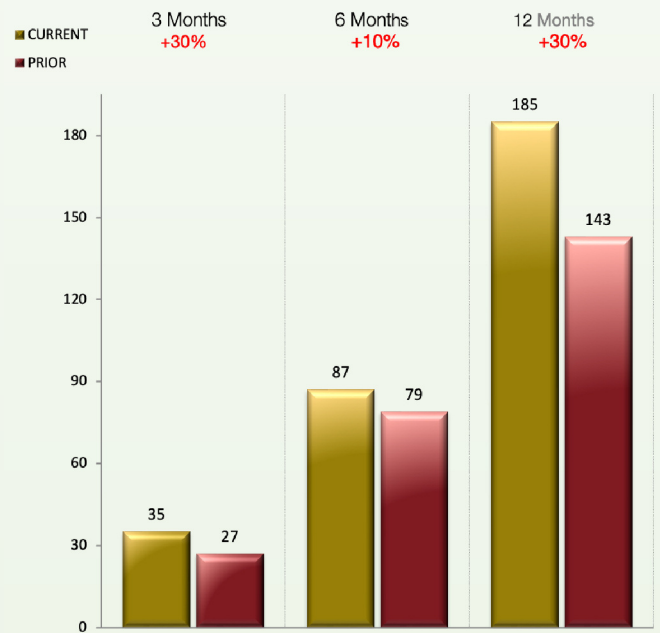
**HOMES SOLD**  
Year Over Year



**MEDIAN LISTING PRICE**  
Year Over Year



**HOMES LISTED**  
Year Over Year



\*No statistical significance

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

**LUXURY SINGLE FAMILY HOME SALES\* — JULY 2024**

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$51,631,500	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>SUZANNE TRAPANI-FRISBIE</b> <i>The Corcoran Group</i>	200 Via Palma	Estate Section	1-Jul	23-1752
\$31,000,000	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates</i>	584 Island Drive	Everglades Island	9-Jul	RX-10951311
\$12,000,000	<b>Unknown</b>	<b>Unknown</b>	216 Tradewind Drive	Dodge Estates	22-Jul	No listing found
\$10,750,000	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	<b>MAEVE MCGOWAN</b> <i>Sotheby's International Realty</i>	160 Chilean Ave.	Royal Park	31-Jul	RX-10932023
\$8,200,000	<b>LINDA OLSSON</b> <i>Linda R. Olsson</i>	<b>LINDA OLSSON</b> <i>Linda R. Olsson</i>	1554 N. Ocean Way	Tropic Isle	1-Jul	RX-10990984
\$7,895,000	<b>Unknown</b>	<b>Unknown</b>	291 Jamaica Lane	Jamaica Lane	3-Jul	No listing found
\$6,350,000	<b>TONI HOLLIS</b> <i>Waterfront Properties &amp; Club Comm's</i>	<b>ELAINE EDWARDS</b> <i>Brown Harris Stevens of Palm Beach</i>	250 Bahama Lane	Bahama	2-Jul	RX-10958973

**LUXURY SINGLE FAMILY HOME LISTINGS\* — JULY 2024**

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$34,900,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	322 Clarke Ave.	Primavera Estates	6,959	15-Jul	RX-11004725
\$22,900,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	241 El Dorado Lane	EL Dorado Park	5,349	6-Jul	RX-11002615
\$21,900,000	<b>STEPHEN SIMPSON</b> <i>William Ravels South Florida</i>	250 Ocean Terrace	Ocean Terrace	4,463	22-Jul	RX-11006219
\$9,850,000	<b>JONATHAN MOSS</b> <i>Sotheby's International Realty</i>	295 Bahama Lane	Bahama	3,980	31-Jul	RX-11008667
\$7,250,000	<b>BLAKE HANLEY</b> <i>Brown Harris Stevens of Palm Beach</i>	138 Root Trail	N/a	1,523	12-Jul	RX-11003751
\$7,100,000	<b>JONATHAN MOSS</b> <i>Sotheby's International Realty</i>	217 Via Linda	Allard	2,370	31-Jul	RX-11008664
\$6,950,000	<b>STEPHEN HALL</b> <i>Compass Florida</i>	220 El Dorado Lane	EL Dorado Park	3,943	30-Jul	RX-11008232
\$6,650,000	<b>BLAKE HANLEY</b> <i>Brown Harris Stevens of Palm Beach</i>	135 Root Trail A	Roots	3,071	12-Jul	RX-11003730
\$6,125,000	<b>BLAKE HANLEY</b> <i>Brown Harris Stevens of Palm Beach</i>	135 Root Trail B	Roots	2,101	11-Jul	RX-11003744
\$4,995,000	<b>SIMON ISAACS</b> <i>Simon Isaacs Real Estate</i>	251 Atlantic Ave.	Orange Grove Park	1,334	26-Jul	RX-11007416

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

## REAL ESTATE HIGHLIGHT: ATTACHED APARTMENTS, VILLAS & TOWNHOUSES

### Sloans Curve Condo Snags Almost \$5M

This month's numbers for the Town's luxury condo market of \$1 million-plus properties reflected a brighter picture. Its three-month median average price increased 12% and the number of condos listed increased 5% as compared to the same period of last year.

At Sloan's Curve Residences, Christian Angle of Christian Angle Real Estate presented a townhome that could turn out to be the largest detached home sale of the year when he priced 2 Sloans Curve Drive at \$19.99 million. Additionally, an apartment within the 2000 At Sloans Curve building brought the largest attached-home sale of July. The \$4.83 million private purchase of Apartment 110s was for a property located in the South Building of the four that make up the Sloans Curve I and II communities. The condo includes over 3100 square-feet of living space, a two-car garage, and full-service oceanfront living just south of the Estate Section. Karen Donnelly of William Raveis represented both parties in the transaction.

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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
\$4,825,000	<b>KAREN DONNELLY</b> <i>William Raveis South Florida</i>	<b>KAREN DONNELLY</b> <i>William Raveis South Florida</i>	2000 S. Ocean Blvd., 110s	2000 At Sloans Curve	9-Jul	No listing found

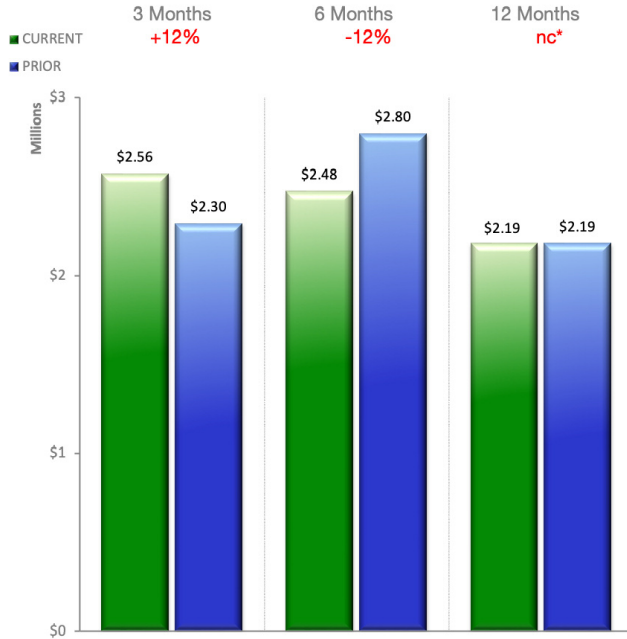
### TOP 10 CONDO / CO-OP SALES — LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$14,750,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>JACK ELKINS</b> <i>William Raveis North Palm Beach</i>	2 N. Breakers Row, Ph 4	Two North Breakers Row	Dec-23	23-1859
\$14,350,000	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	220 Brazilian Ave., West	Royal Park	Sep-23	RX-10865006
\$14,000,000	<b>LIZA PULITZER</b> <i>Brown Harris Stevens</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	401 Brazilian Ave.	Royal Park	Aug-23	No listing found
\$13,860,000	<b>THOMAS SHAW</b> <i>Sotheby's International Realty</i>	<b>THOMAS SHAW</b> <i>Sotheby's International Realty</i>	218 Brazilian Ave.	Royal Park	Oct-23	RX-10861060
\$11,930,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>ANTOINETTE VIGILANTE</b> <i>William Raveis South Florida</i>	101 Worth Ave., 3a	Kirkland House	Mar-24	RX-10879775
\$10,125,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	2 N. Breakers Row, N43	Two North Breakers Row	Dec-23	23-1665
\$9,000,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	2 N. Breakers Row, S45	Two North Breakers Row	Dec-23	RX-10724224
\$9,000,000	<b>CANDACE FRIIS</b> <i>The Corcoran Group</i>	<b>KOURTNEY PULITZER</b> <i>Sotheby's International Realty</i>	3100 S. Ocean Blvd., 501s	Palm Beach Hampton	Jun-24	RX-10940990
\$8,838,300	<b>KEVIN CONDON</b> <i>Sotheby's International Realty</i>	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	2 N. Breakers Row, N-T2	Two North Breakers Row	Oct-23	No listing found
\$8,200,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	Non MLS member	347 Chilean Ave.	Royal Park Addition	Apr-24	RX-10927866

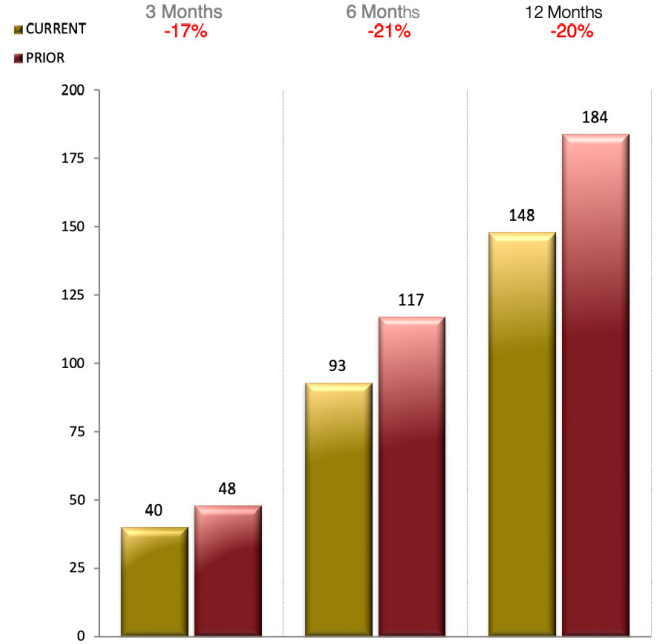
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

**\$1 MILLION-PLUS CONDOMINIUMS**

**MEDIAN SELLING PRICE**  
Year Over Year



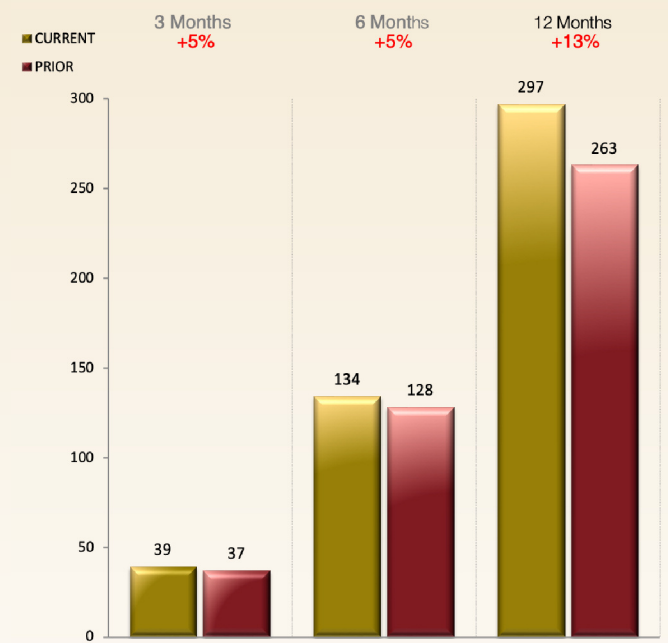
**CONDOS SOLD**  
Year Over Year



**MEDIAN LISTING PRICE**  
Year Over Year



**CONDOS LISTED**  
Year Over Year



\*No change

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

**LUXURY CONDO / CO-OP SALES\* — JULY 2024**

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$4,825,000	<b>KAREN DONNELLY</b> <i>William Raveis South Florida</i>	<b>KAREN DONNELLY</b> <i>William Raveis South Florida</i>	2000 S. Ocean Blvd., 110s	2000 At Sloans Curve	9-Jul	No listing found
\$4,500,000	<b>MICHELLE NEWMAN</b> <i>The Corcoran Group</i>	<b>WILLIAM WARWICK</b> <i>The Corcoran Group</i>	100 Royal Palm Way, D1	One Royal Palm Way	16-Jul	RX-10960381
\$3,375,000	Unknown	Unknown	354 Chilean Ave., 66	Island House	16-Jul	No listing found
\$3,000,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>CHRISTIE FINCH</b> <i>LBT Realty</i>	2660 S. Ocean Blvd., 106s	Beach Point	12-Jul	RX-10960557
\$2,550,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>DARREN MAROTTA</b> <i>Engel &amp; Voelkers Wellington</i>	2660 S. Ocean Blvd., 104n	Beach Point	31-Jul	RX-10925581
\$2,000,000	Unknown	Unknown	44 Coconut Row, M207	Palm Beach Towers	29-Jul	No listing found
\$1,400,000	Unknown	Unknown	3390 S. Ocean Blvd., 0130	Emeraude	26-Jul	No listing found
\$1,350,000	<b>VICTORIA BREWER</b> <i>Douglas Elliman Palm Beach</i>	<b>DONALD GORBACH</b> <i>Gorbach Realty</i>	3170 S. Ocean Blvd., S304	Enclave Of Palm Beach	15-Jul	RX-10964046
\$1,300,000	Unknown	Unknown	3400 S. Ocean Blvd., 6dll	Atriums Of Palm Beach	8-Jul	No listing found
\$1,250,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman Palm Beach</i>	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman Palm Beach</i>	3140 S. Ocean Blvd., 206s	Carlton Place	1-Jul	RX-10943157

**LUXURY CONDO / CO-OP LISTINGS\* — JULY 2024**

LIST PRICE	LISTING AGENT / AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$19,990,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	2 Sloans Curve Drive	Residences at Sloans Curve	4,455	1-Jul	RX-11000795
\$6,950,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	150 Bradley Place, 712	Palm Beach Biltmore	1,815	9-Jul	RX-11002818
\$4,496,000	<b>HORST HOHL</b> <i>One Sotheby's International Realty</i>	3100 S. Ocean Blvd., 205s	Palm Beach Hampton	2,913	15-Jul	RX-11004657
\$3,600,000	<b>WENDY BOWES</b> <i>The Corcoran Group</i>	2660 S. Ocean Blvd., 501n	Beach Point	2,137	9-Jul	RX-11003096
\$2,350,000	<b>WAHKUNA VEGA</b> <i>Compass Florida</i>	3400 S. Ocean Blvd., 6eii	Atriums Of Palm Beach	1,740	24-Jul	RX-11006873
\$1,975,000	<b>PATRICIA MAHANEY</b> <i>Sotheby's International Realty</i>	139 Sunrise Ave., 201	Ocean Towers South	990	17-Jul	RX-11005121
\$1,900,000	<b>MARYANNE CHOPP</b> <i>Sotheby's International Realty</i>	2170 Ibis Isle Road, 0080	Villa Serein Of Ibis Isle	1,473	15-Jul	RX-11004782
\$1,495,000	<b>PAMELA GOTTFRIED</b> <i>Douglas Elliman Palm Beach</i>	3300 S. Ocean Blvd., 301s	Meridian Of Palm Beach Condo	1,902	17-Jul	RX-11005007
\$1,200,000	<b>CHRIS LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	2505 S. Ocean Blvd., 2010	President Of Palm Beach	1,576	29-Jul	RX-11008002
\$1,150,000	<b>THOMAS HOCHFELDER</b> <i>Douglas Elliman Palm Beach</i>	2778 S. Ocean Blvd., 306s	Sutton Place	1,830	1-Jul	RX-11001083
\$1,100,000	<b>LORRANE SELF</b> <i>Illustrated Properties</i>	3460 S. Ocean Blvd., Ph 711	Claridges II	1,405	20-Jul	RX-11005989

\*Includes sales and listings of attached homes of \$1 million or more



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

### Palm Beach’s Construction Industry Continues Its Quiet Stretch

Just one upcoming large-scale project was issued a building permit last month. Tim Givens Building and Remodeling’s plans for a \$300 thousand residential alteration for the North End home 735 N. Lake Way. The permit allows replacement of kitchen flooring, cabinetry and bar to commence.

During the last three months, lighter than average building and construction planning activity continued as indicated by a 64% decrease in construction review requests by the Town Council including Site Plan Reviews, Special Exceptions and Variances. There was a 90% decrease in the total valuations of large-scale building projects of \$100 thousand or more issued; and 77% less in number at just 27, as compared year-over-year.

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## LAND USE PROJECTS

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

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$350,000	735 N. Lake Way	1-Jul	Tim Givens Bldg & Remodeling	Unknown	Residential Alteration

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

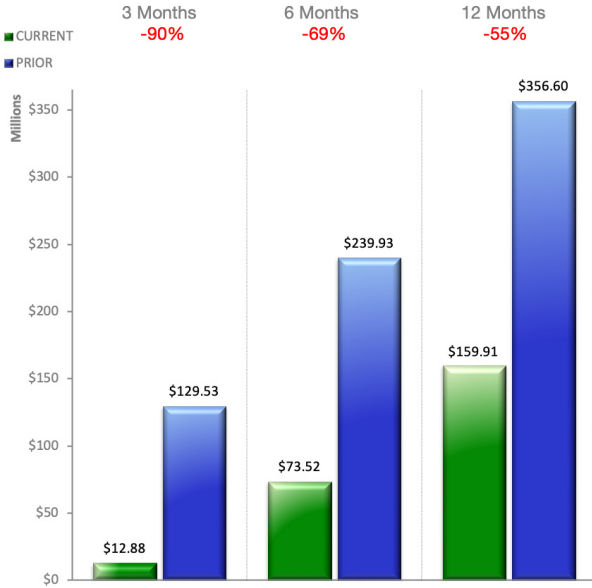
VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$16,800,000	325 Via Linda	Feb-24	Davis General Contracting	Dailey Janssen Architects	Residential New Construction
\$14,213,500	1 S. County Road	Jan-24	The Weitz Company	Unknown	Commercial Alteration
\$8,053,000	177 Clarke Ave.	Feb-24	Woolems, Inc.	Smith Kellogg Architecture	Residential New Construction
\$8,000,000	625 Crest Road	Oct-23	SBP Homes	Fairfax, Sammons & Partners	Residential New Construction
\$7,740,000	2 S. County Road	May-24	The Weitz Company	EDSA	Commercial Alteration
\$7,242,500	757 Island Drive	Mar-24	Rogers General Contracting	Laberge & Menard	Residential New Construction
\$6,669,750	980 S. Ocean Blvd.	Mar-24	Batten Construction	Dailey Janssen Architects	Residential New Construction
\$5,500,000	232 Mockingbird Trail	Aug-23	Sciame Homes	Affiniti Architects	Residential New Construction
\$4,097,117	2580 S. Ocean Blvd.	Sep-23	RTI Restoration Technology	Unknown	Commercial Alteration
\$4,000,000	269 Jamaica Lane	Oct-23	Mangold Contracting	Fairfax, Sammons & Partners	Residential New Construction

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

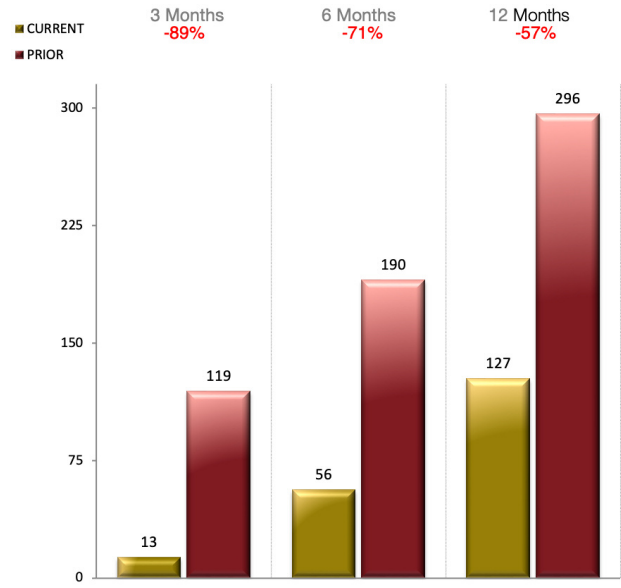
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

# \$100k-plus Large-Scale Building Permits

**TOTAL VALUE**  
Year Over Year

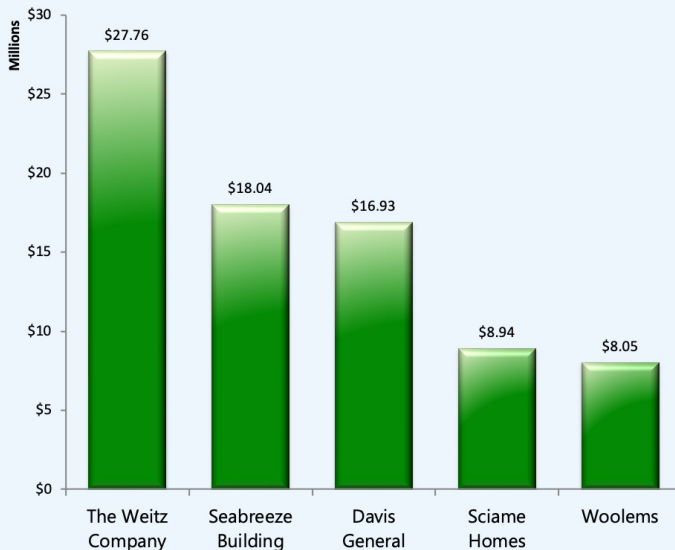


**TOTAL NUMBER**  
Year Over Year

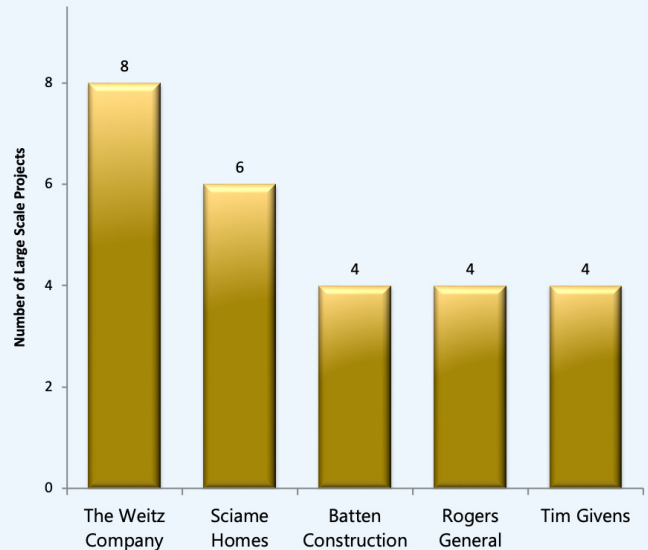


## TOP 5 CONTRACTORS

**Value Totals**  
Last 12 Months

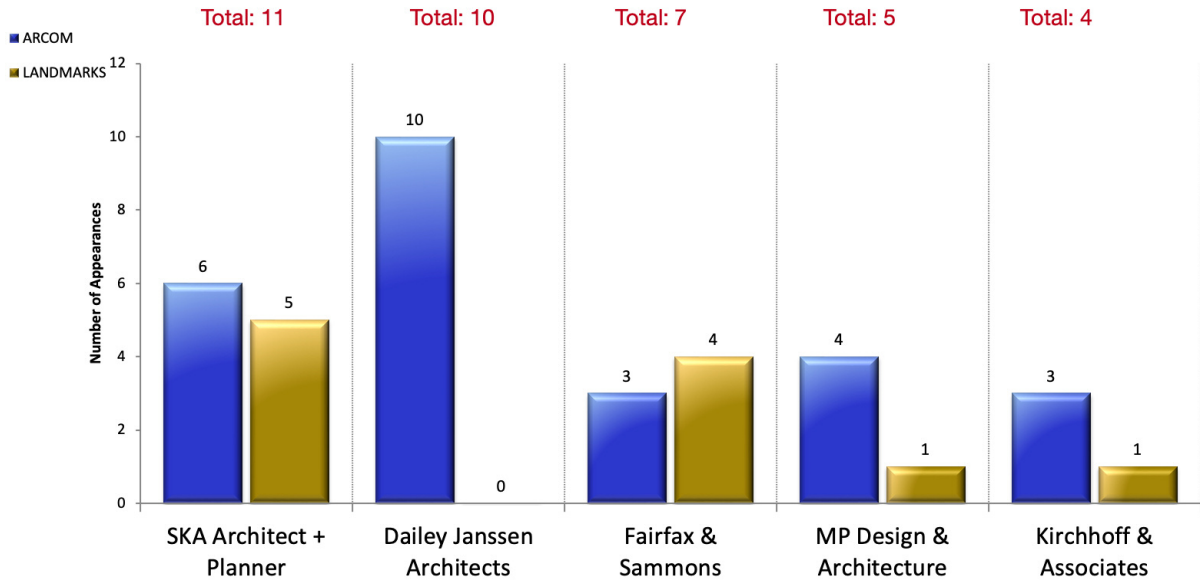


**Project Totals**  
Last 12 Months

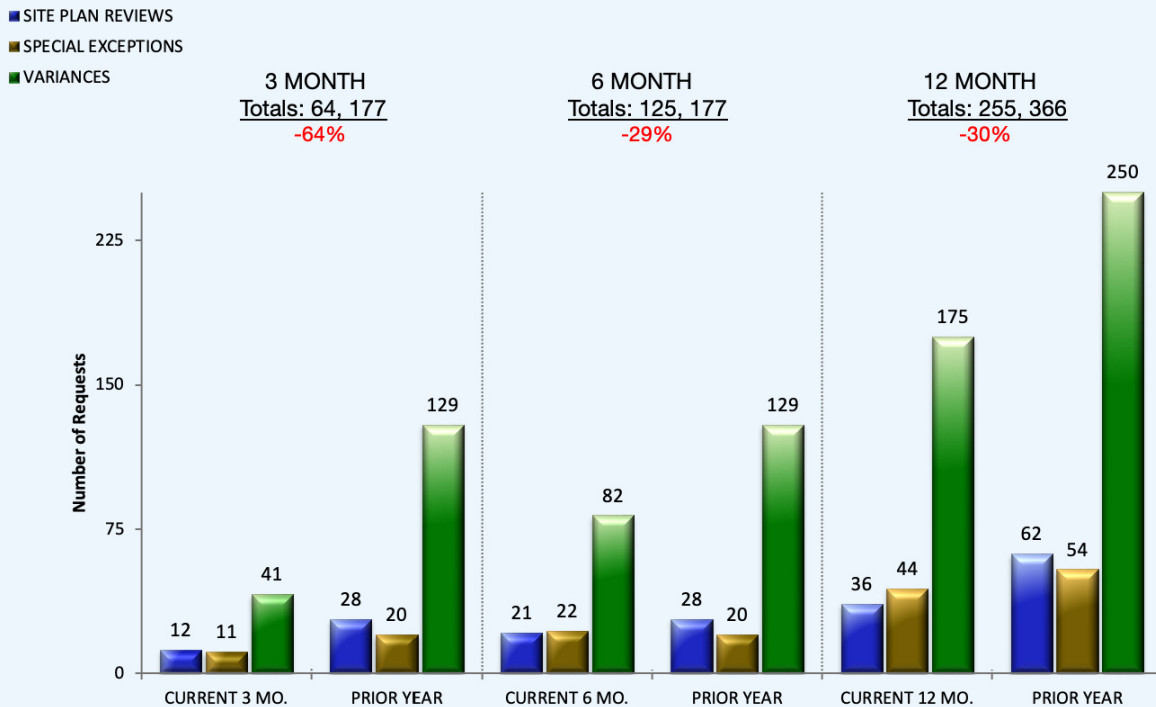



# Building & Development

## TOP 5 ARCHITECTS: 12 MONTHS Architectural & Landmarks Commissions' Appearances\*



## CONSTRUCTION REQUESTS Year Over 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)

#### CONTACTS

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