

# Rabideau Klein Brief

TOWN OF PALM BEACH

JANUARY 2025



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*The Rabideau Klein monthly Town of Palm Beach  
Brief provides insight into real estate and land use trends.*



*David E. Klein, Esq.*



*Guy Rabideau, Esq.*

*Partners of Rabideau Klein*

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[dklein@rabideauklein.com](mailto:dklein@rabideauklein.com)  
[grabideau@rabideauklein.com](mailto:grabideau@rabideauklein.com)

561.655.6221

## REAL ESTATE HIGHLIGHT: RESIDENTIAL HOUSES & LOTS

### Palm Beach's Boldest Deal-Makers Raise Q4 Median By 11%

The Palm Beach luxury market wrapped up the year with a typically soft December amidst a formidable Third Quarter presence, including an 11% increase to \$10.5 million in the median sale price of single-family homes in the \$1 million-plus category, and a 17% increase in new inventory as compared to Q4 last year.

The top three sales of Q4 were the purchases of 1446 N. Ocean Boulevard and 308 Indian Road for \$81 and \$38 million in November with Lawrence Moens of Lawrence A. Moens Associates representing the buying and selling parties for both transactions; and last month's \$30.8 million sale of 322 Clarke Avenue, where Christian Angle of Christian Angle Real Estate represented the seller and Vince Spadea of Douglas Elliman brought in the buyer.

Dana Koch of The Corcoran Group made another notable market move with his presentation of 516 S. Ocean Boulevard for \$60 million last month. The property, a newly renovated Mediterranean-style estate facing the beach, was December's largest listing.

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
\$30,795,250	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>VINCE SPADEA</b> <i>Douglas Elliman</i>	322 Clarke Ave.	Primavera Estates	12-Dec	RX-11004725

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

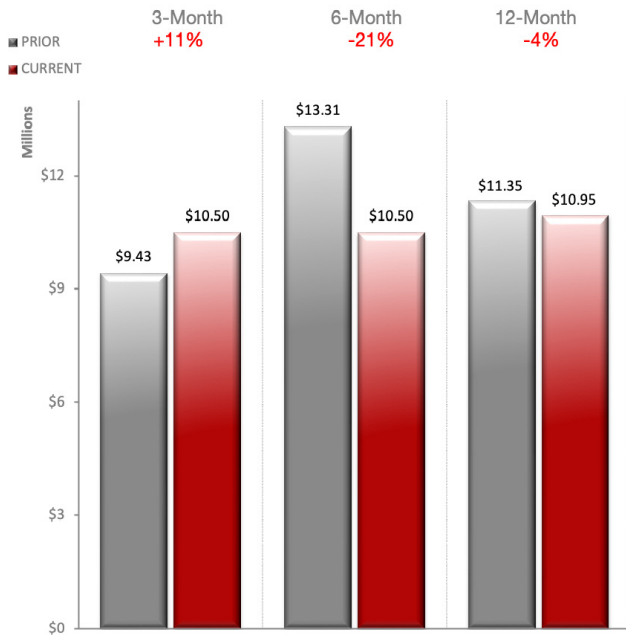
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$152,000,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i> <b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman Palm Beach</i>	<b>MARGIT BRANDT</b> <i>Premier Estate Properties</i>	10 Tarpon Isle	El Bravo Park	May-24	RX-10939073
\$148,000,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	455 N. County Road	North End	Jun-24	No listing found
\$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
\$81,000,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	1446 N. Ocean Blvd.	Manana Estates	Nov-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 PULITZER</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 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	Hill	May-24	RX-10924786



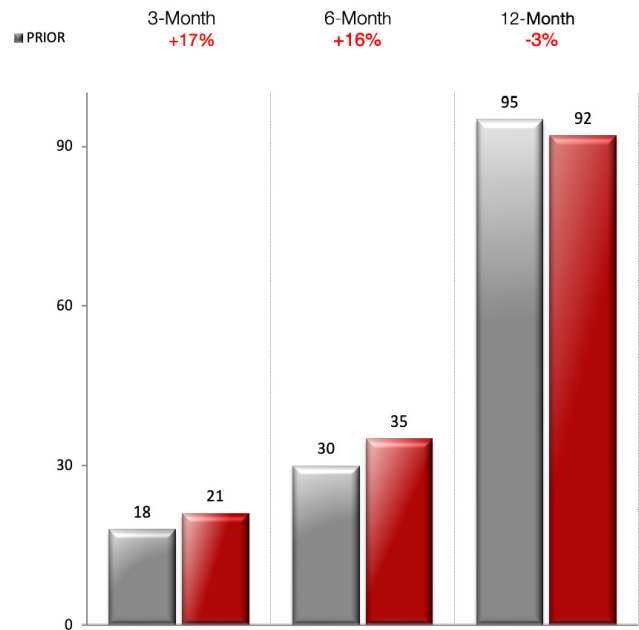
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

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

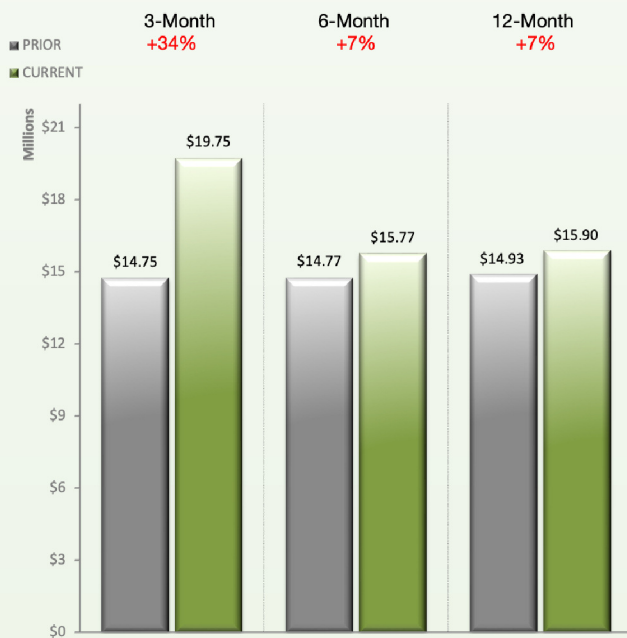
**MEDIAN SELLING PRICE**  
Year-Over-Year



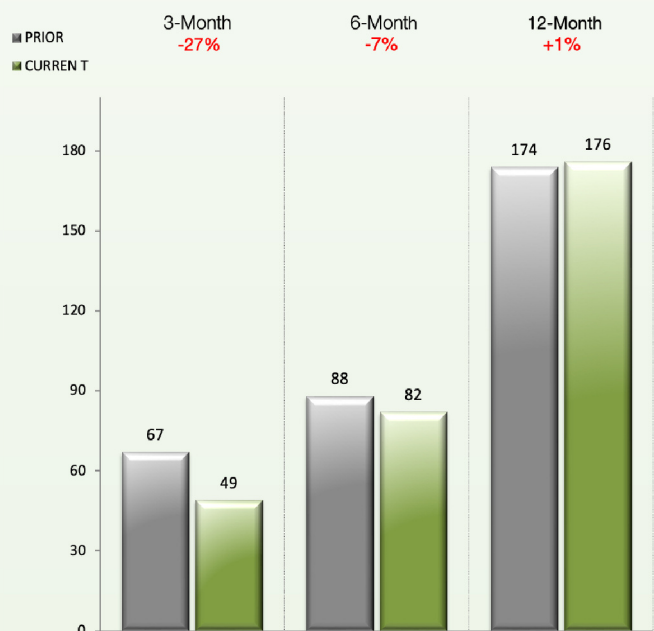
**HOMES SOLD**  
Year-Over-Year



**MEDIAN LISTING PRICE**  
Year-Over-Year



**HOMES LISTED**  
Year-Over-Year





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

**LUXURY SINGLE FAMILY HOME SALES\* – DECEMBER 2024**

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$30,795,250	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>VINCE SPADEA</b> <i>Douglas Elliman</i>	322 Clarke Ave.	Primavera Estates	12-Dec	RX-11004725
\$19,500,000	<b>RICHARD TRUE</b> <i>The Corcoran Group</i>	<b>JOHN CREGAN</b> <i>Sotheby's International Realty</i>	323 Chilean Ave.	Royal Park	19-Dec	No listing found
\$14,314,562	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>ELIZABETH SAVAGE</b> <i>Brown Harris Stevens</i>	130 Algoma Road	Estate Section	10-Dec	RX-10776884
\$13,000,000	<b>DENNIS GALLO</b> <i>Sotheby's International Realty</i>	<b>STEPHEN HALL</b> <i>Compass Florida</i>	221 Atlantic Ave.	Orange Grove Park	16-Dec	RX-10983622
\$12,500,000	Unknown	Unknown	125 Gulfstream Road	Singer	30-Dec	No listing found
\$10,500,000	Unknown	Unknown	138 Barton Ave.	Prima Vera Estates	10-Dec	No listing found
\$6,295,000	<b>STEPHEN HALL</b> <i>Compass Florida</i>	<b>JONAS MIKALS</b> <i>Living by IMI</i>	220 El Dorado Lane	EL Dorado Park	23-Dec	RX-11008232
\$6,250,000	<b>CHRISTINE GIBBONS</b> <i>Sotheby's International Realty</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	210 Jamaica Lane	Jamaica Lane	18-Dec	RX-10986869
\$4,900,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>ALLISON WREN</b> <i>The Corcoran Group</i>	224 Mediterranean Road	Boca Ratone Co Inlet	2-Dec	RX-11035189

**LUXURY SINGLE FAMILY HOME LISTINGS\* – DECEMBER 2024**

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$60,000,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	516 S. Ocean Blvd.	Singer	9,949	12-Dec	RX-11044290
\$39,000,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	206 Phipps Plaza	Phipps Plaza	9,427	17-Dec	RX-11045669
\$31,850,000	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	150 Dunbar Road	Adams	8,859	4-Dec	RX-11042469
\$23,900,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	245 Dunbar Road	Adams	7,175	2-Dec	RX-11042798
\$22,800,000	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	301 Polmer Park Road	Polmer Park	6,365	23-Dec	RX-11046885
\$21,500,000	<b>KEVIN CONDON</b> <i>Sotheby's International Realty</i>	501 N. Lake Way	Tangier Estates	6,239	6-Dec	RX-11043720
\$19,750,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	323 Seabreeze Ave.	Poinciana Park	4,350	5-Dec	RX-11042426
\$14,950,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	142 Seaspray Ave.	Poinciana Park	3,636	20-Dec	RX-11046497
\$12,900,000	<b>PATRICIA MAHANEY</b> <i>Sotheby's International Realty</i>	291 Jamaica Lane	Jamaica Lane	3,283	16-Dec	RX-11045458

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



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

# Expanding Inventory Fuels Q4 Market

Q4's top luxury condo sale was the \$12.5 million purchase of Apartment N42 at 2 North Breakers Row in November. Suzanne Frisbie of The Corcoran Group handled the buyer's side of the sale and Kevin Condon of Sotheby's International Realty represented the seller.

With 136 new presentations entering the \$1 million-plus attached home category during Quarter Four, the Town's luxury condo inventory outnumbered last year's by 33%. Of December's contribution of 38, seven exceeded the \$10 million mark with the priciest tagged at \$18.9 million. The property, listed by Lawrence Moens of Lawrence A. Moens Associates, at 2 N. Breakers Row, S22 and 23, is a combined unit that totals five thousand-plus living square feet in the ocean-facing complex.

Following close behind in 2nd and 3rd place for the month of December were Jack Elkins of William Raveis' listing of 2 N. Breakers Row, Ph N4 for \$17.5 million; and Christopher Leavitt of Douglas Elliman's two-unit listing, Apartment 905 and 906 at 150 Bradley Place for \$15.95 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
\$7,525,000	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Palm Beach</i>	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Palm Beach</i>	425 Worth Ave., 2c	Villas Inc	6-Dec	RX-11028627

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

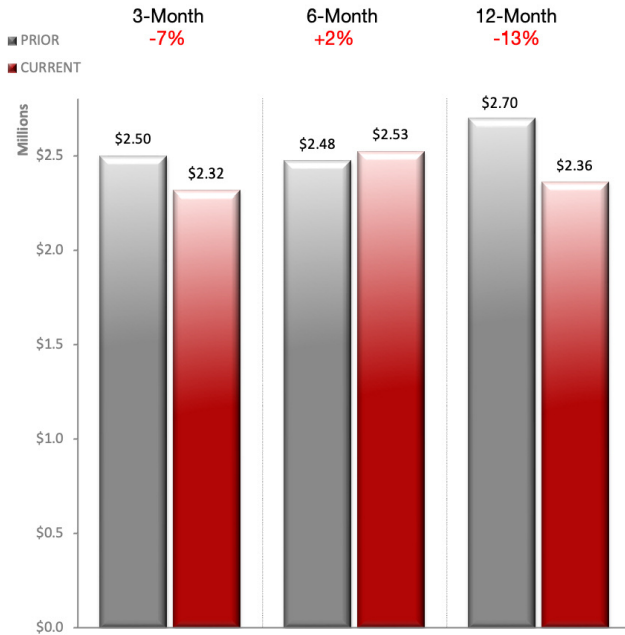
SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$15,700,000	<b>ANNE CARMICHAEL</b> <i>Brown Harris Stevens</i>	<b>ROBERT GOODNOUGH</b> <i>Sotheby's International Realty</i>	101 Worth Ave., 61	Kirkland House	Sep-24	No listing found
\$12,500,000	<b>KEVIN CONDON</b> <i>Sotheby's International Realty</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	2 N Breakers Row, N42	In Town	Nov-24	RX-10939522
\$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
\$9,000,000	<b>CANDACE FRIIS</b> <i>The Corcoran Group</i>	<b>KOURTNEY PULTIZER</b> <i>Sotheby's International Realty</i>	3100 S. Ocean Blvd., 501s	Palm Beach Hampton	Jun-24	RX-10940990
\$8,200,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	Non MLS member	347 Chilean Ave.	Royal Park	Apr-24	RX-10927866
\$7,800,000	<b>ELIZABETH CALLAHAN</b> <i>Douglas Elliman</i>	<b>LORI CRONICAN</b> <i>Douglas Elliman</i>	3440 S. Ocean Blvd., 206n	Halcyon of Palm Beach	Jul-24	RX-10984912
\$7,525,000	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Palm Beach</i>	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Palm Beach</i>	425 Worth Ave., 2c	Villas Inc	Dec-24	RX-11028627
\$6,600,000	<b>CHRIS LEAVITT</b> <i>Douglas Elliman</i>	<b>CHRIS LEAVITT</b> <i>Douglas Elliman</i>	252 Atlantic Ave., Th	Orange Grove Park	Apr-24	24-391
\$6,565,000	<b>ROSALIND CLARK</b> <i>Premier Estate Properties</i>	<b>ROSALIND CLARK</b> <i>Premier Estate Properties</i>	300 S. Ocean Blvd., 3d	Three Hundred	Jun-24	RX-10982796
\$6,500,000	<b>GARY POHRER</b> <i>Douglas Elliman</i>	<b>BRAD TORRES</b> <i>Linda A. Gary Real Estate</i>	100 Worth Ave., 309	Winthrop House	May-24	RX-10961561



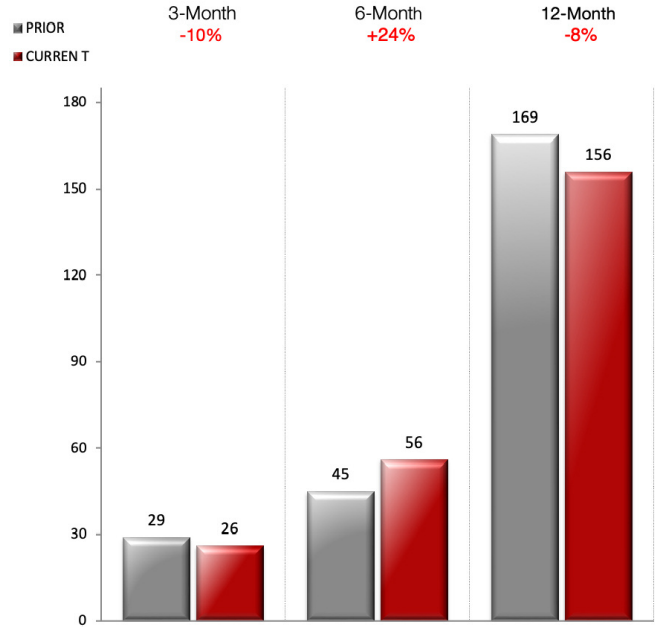
**PALM BEACH AT A GLANCE**  
**RESIDENTIAL REAL ESTATE**

**\$1 MILLION-PLUS CONDOMINIUMS**

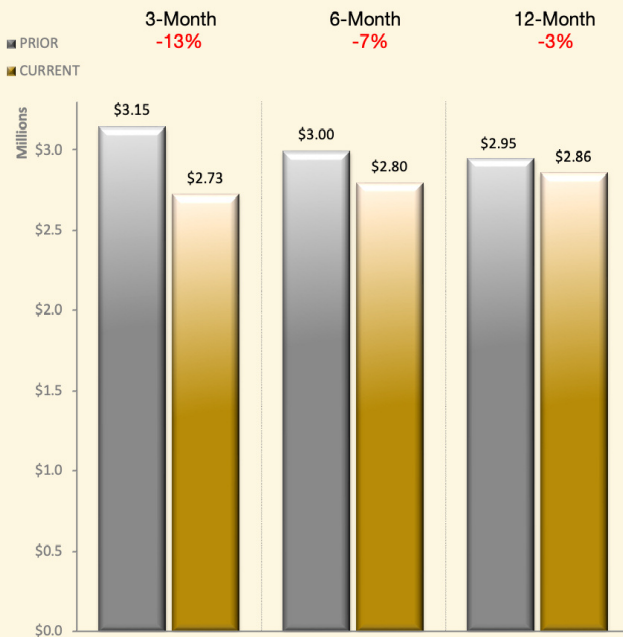
**MEDIAN SELLING PRICE**  
Year-Over-Year



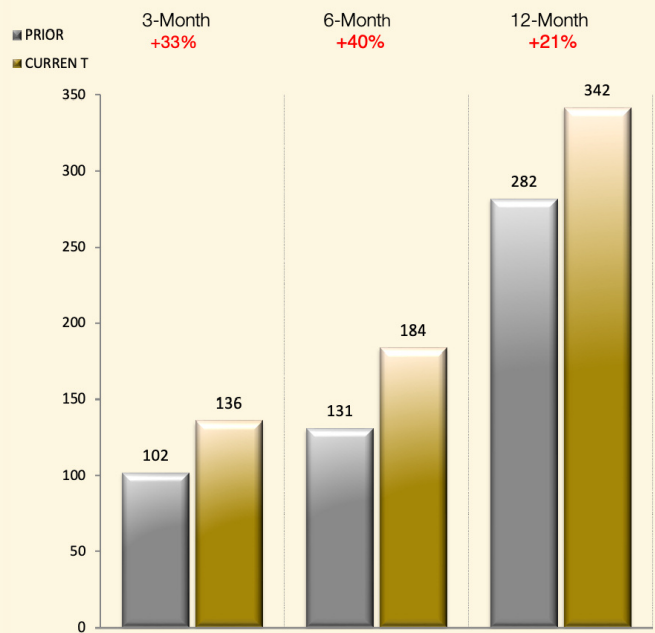
**CONDOS SOLD**  
Year-Over-Year



**MEDIAN LISTING PRICE**  
Year-Over-Year



**CONDOS LISTED**  
Year-Over-Year





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

**LUXURY CONDO SALES\* – DECEMBER 2024**

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$7,525,000	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Palm Beach</i>	<b>JOHN PICKETT</b> <i>Brown Harris Stevens of Palm Beach</i>	425 Worth Ave., 2c	Villas Inc	6-Dec	RX-11028627
\$4,702,300	<b>LISA CREGAN</b> <i>Sotheby's International Realty</i>	<b>JOHN CREGAN</b> <i>Sotheby's International Realty</i>	100 Worth Ave., 17	Winthrop House	17-Dec	No listing found
\$3,900,000	Unknown	Unknown	400 S. Ocean Blvd., 1060	400 Building	26-Dec	No listing found
\$3,625,000	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>GLORIA RODRIGUEZ</b> <i>Sotheby's International Realty</i>	100 Sunrise Ave., 517	Sun & Surf One Hundred	16-Dec	RX-10986380
\$2,285,297	Unknown	Unknown	301 Australian Ave., 102	The Brazilian Court	16-Dec	No listing found
\$2,200,000	<b>CHRISTINE GIBBONS</b> <i>Sotheby's International Realty</i>	Non MLS member	455 Worth Ave., 407	Four 55 Worth Ave	13-Dec	RX-10998885
\$2,100,000	<b>WENDY BOWES</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	2660 S. Ocean Blvd., 205s	Beach Point	12-Dec	RX-10955832
\$1,450,000	Unknown	Unknown	3300 S. Ocean Blvd., 405s	Meridian of Palm Beach	23-Dec	No listing found
\$1,000,000	Unknown	Unknown	301 Australian Ave., 123	The Brazilian Court	16-Dec	No listing found

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**LUXURY CONDO LISTINGS\* – DECEMBER 2024**

LIST PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$18,900,000	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	2 N. Breakers Row, S22 & 23	Two North Breakers Row	5,659	12-Dec	24-1908
\$17,500,000	<b>JACK ELKINS</b> <i>William Raveis</i>	2 N. Breakers Row N, Ph 4	Two North Breakers Row	3,719	16-Dec	RX-11045340
\$15,950,000	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	150 Bradley Place, 905/906	Palm Beach Biltmore	4,287	10-Dec	24-1888
\$14,900,000	<b>SPENCER SCHLAGER</b> <i>Douglas Elliman</i>	1 Sloans Curve Drive	Residences At Sloans Curve	5,308	27-Dec	RX-11047415
\$13,950,000	<b>JEFFREY CLONINGER</b> <i>Sotheby's International Realty</i>	446 Brazilian Ave.	Royal Park	4,603	30-Dec	RX-11029819
\$12,950,000	<b>NOLAN DOORACK</b> <i>Flagship Company</i>	161 E. Main Street	Floral Park	4,678	6-Dec	24-1870
\$10,950,000	<b>CATHERINE APPEGATE</b> <i>Douglas Elliman</i>	150 Bradley Place, 605/606	Palm Beach Biltmore	3,316	24-Dec	RX-11047391
\$7,995,000	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	2000 S. Ocean Blvd., 504n	Two Thousand	3,409	12-Dec	RX-11044625
\$4,695,000	<b>JOHN PANGBORN</b> <i>The Corcoran Group</i>	44 Coconut Row, 120b	Palm Beach Towers	1,501	30-Dec	RX-11047699
\$4,375,000	<b>STEVEN KOLENO</b> <i>Beycome of Florida</i>	44 Coconut Row, 320b	Palm Beach Towers	1,501	2-Dec	RX-11041580
\$3,750,000	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	150 Bradley Place, 304	Palm Beach Biltmore	1,444	30-Dec	RX-11047752
\$3,650,000	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	3140 S. Ocean Blvd., 201n	Carlton Place	2,533	23-Dec	RX-11046763
\$3,500,000	<b>CARA MCCLURE</b> <i>Douglas Elliman</i>	3170 S. Ocean Blvd., S305	Enclave Of Palm Beach	2,950	2-Dec	RX-11042122
\$3,495,000	<b>HEIDI WICKY</b> <i>Sotheby's International Realty</i>	354 Chilean Ave., 6c	Island House	1,125	23-Dec	RX-11046842
\$3,395,000	<b>PATRICIA MAHANEY</b> <i>Sotheby's International Realty</i>	3120 S. Ocean Blvd., 2101	Thirty One Twenty	2,570	2-Dec	RX-11041963
\$3,375,000	<b>JOAN WENZEL-MESSING</b> <i>Douglas Elliman</i>	2784 S. Ocean Blvd., 401s	Cove	2,069	11-Dec	RX-11044355
\$3,100,000	<b>DANA KOCH</b> <i>The Corcoran Group</i>	300 S. Ocean Blvd., 2e	Three Hundred South Ocean Blvd Apts	1,434	18-Dec	RX-11045920
\$2,995,000	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	2000 S. Ocean Blvd., 107n	Two Thousand	2,640	16-Dec	24-1923
\$2,879,000	<b>BURTON MINKOFF</b> <i>Douglas Elliman</i>	2784 S. Ocean Blvd., 501s	Cove	2,069	4-Dec	RX-11042249
\$2,750,000	<b>LISA DONO</b> <i>Compass Florida</i>	2784 S. Ocean Blvd., 302s	Cove	2,328	13-Dec	RX-11044783
\$2,700,000	<b>CRISTA RYAN</b> <i>Tina Farjul Associates</i>	250 Bradley Place, 309	Lake Towers Condo	1,438	5-Dec	RX-11042607

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



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

### Most Q4 Permits were for Existing-Building Improvements

The Palm Beach Town Council placed 40 requests for construction approvals on their agenda during Fourth Quarter, a lighter load by 31% as compared to last year. Both Site Plan Reviews and Special Exceptions decreased by one half, while Variances decreased from 42 to 32.

Additionally, 36 large-scale construction projects, those of \$100 thousand or more, were issued to begin work, with the majority going to residential and commercial alterations and interior build-outs, and just three for new buildings. There was a 3% decrease in the total valuations of permits issued in the category, from \$39.02 million during Q4 2023 to \$37.99 million during Q4 2024.

The Architectural Review and Landmarks Commissions each reviewed about a dozen blueprints for new construction projects during the quarter, with SKA Architect and Planner appearing the most including their plans for new single-family homes at 210 El Dorado Lane, 225 South County Road and 239 Tangier Avenue.

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

## LAND USE PROJECTS

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

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$4,000,000	In Town	2-Dec	70 Royal Poinciana Way	Commercial Alteration	CALT-24-00172

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

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$16,800,000	Allard	Feb-24	325 Via Linda	Residential New Construction	B-23-02047
\$14,213,500	In Town	Jan-24	1 S. County Road	Commercial Alteration	B-24-02374
\$8,053,000	Primavera Estates	Feb-24	177 Clarke Ave.	Residential New Construction	B-23-01521
\$7,740,000	In Town	May-24	2 S. County Road	Commercial Alteration	B-24-02878
\$7,242,500	Everglades Island	Mar-24	757 Island Drive	Residential New Construction	B-23-01961
\$7,000,000	Casa Bendita	Jun-24	100 Casa Bendita	Residential Alteration	RALT-24-00007
\$6,669,750	Acreage	Mar-24	980 S. Ocean Blvd.	Residential New Construction	B-23-01213
\$6,381,491	Landmark Estates	Sep-24	304 Maddock Way	Residential New Construction	RNEW-24-00022
\$6,043,798	Via Vizcaya	Oct-24	10 Via Vizcaya	Residential Alteration	RALT-24-00661
\$5,000,000	333 Sunset Ave	Sep-24	333 Sunset Ave.	Commercial Alteration	CALT-24-00062

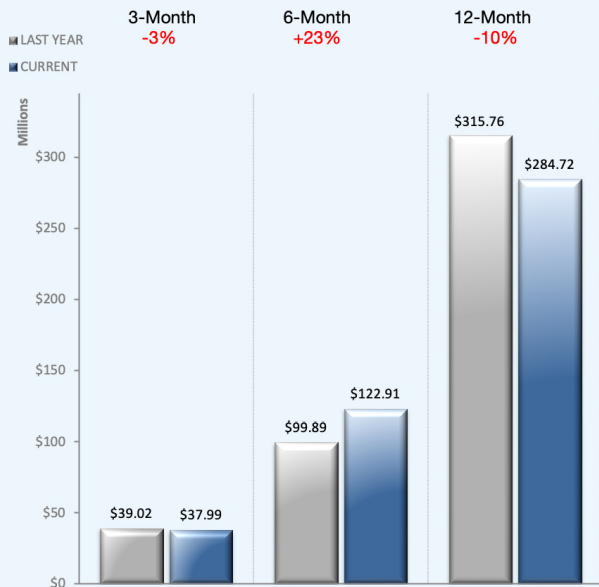
\*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

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

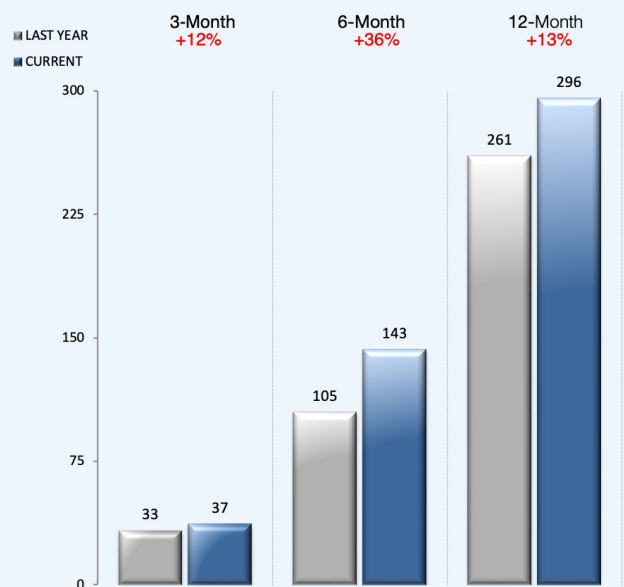
**LARGE-SCALE BUILDING PERMITS ISSUED\* – DECEMBER**

VALUE	LOCATION	ISSUED	ADDRESS	TYPE	CASE NUMBER
\$4,000,000	In Town	1-Dec	70 Royal Poinciana Way, Ste P120	Commercial Alteration	CALT-24-00172
\$2,250,000	Broadmoor	19-Dec	300 Colonial Lane	Residential New Construction	CALT-24-00231
\$1,500,000	El Encanto	1-Dec	260 El Pueblo Way	Residential Addition	RNEW-24-00020
\$1,500,000	In Town	27-Dec	50 Cocoanut Row, S212	Commercial Alteration	CALT-24-00240
\$725,000	In Town	1-Dec	261 Royal Poinciana Way	Commercial New Construction	CALT-24-00243
\$250,000	Palm Beach Towers	6-Dec	44 Cocoanut Row, T3	Commercial Alteration	RALT-24-00639
\$214,591	In Town	1-Dec	70 Royal Poinciana Way, P90	Commercial Alteration	CALT-24-00174
\$100,000	Estate Section	2-Dec	100 El Vedado Road	Residential Alteration	RALT-24-00743
\$100,000	Eden	9-Dec	211 Eden Road	Residential Alteration	RALT-24-00738
\$100,000	Banker's Row	16-Dec	222 Royal Palm Way	Commercial Alteration	CALT-24-00259

**TOTAL VALUE OF LARGE\* PERMITS**  
Year-Over-Year



**TOTAL NUMBER OF LARGE\* PERMITS**  
Year-Over-Year

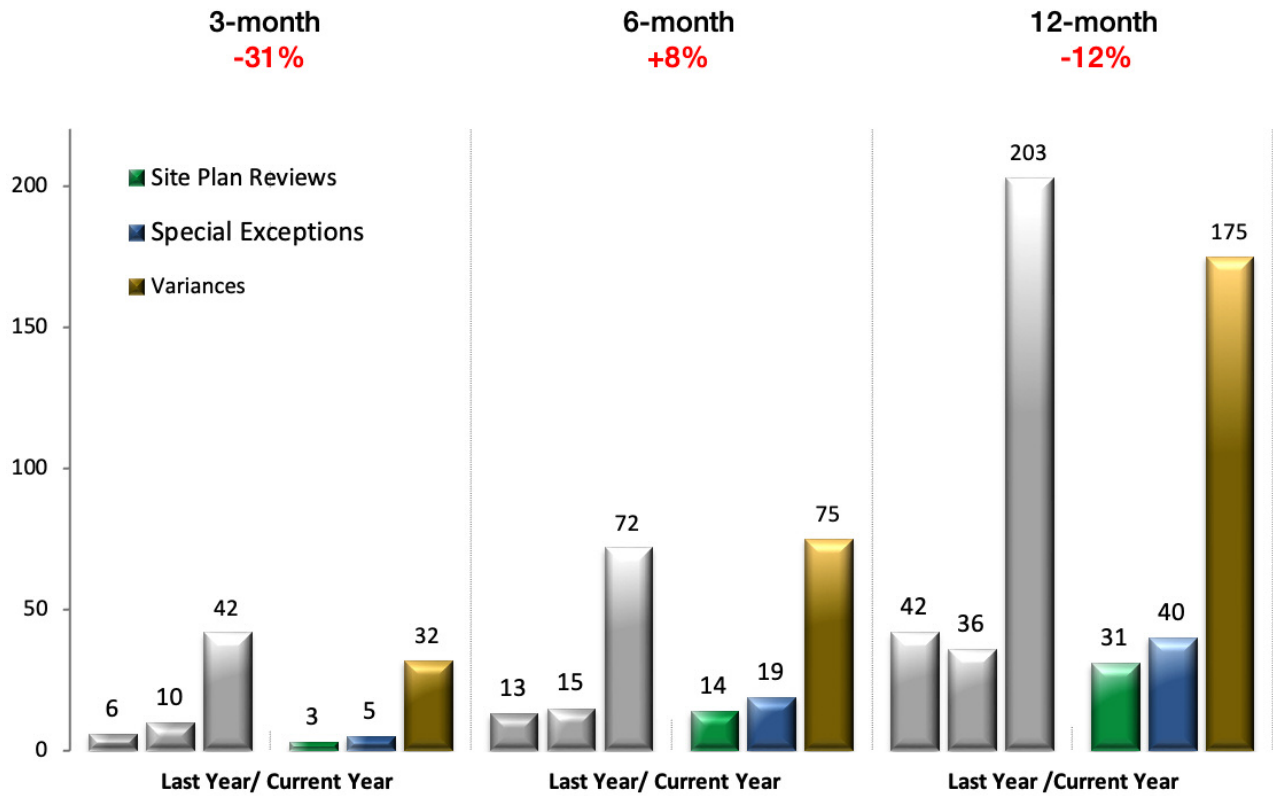


\*Includes \$00K-plus Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

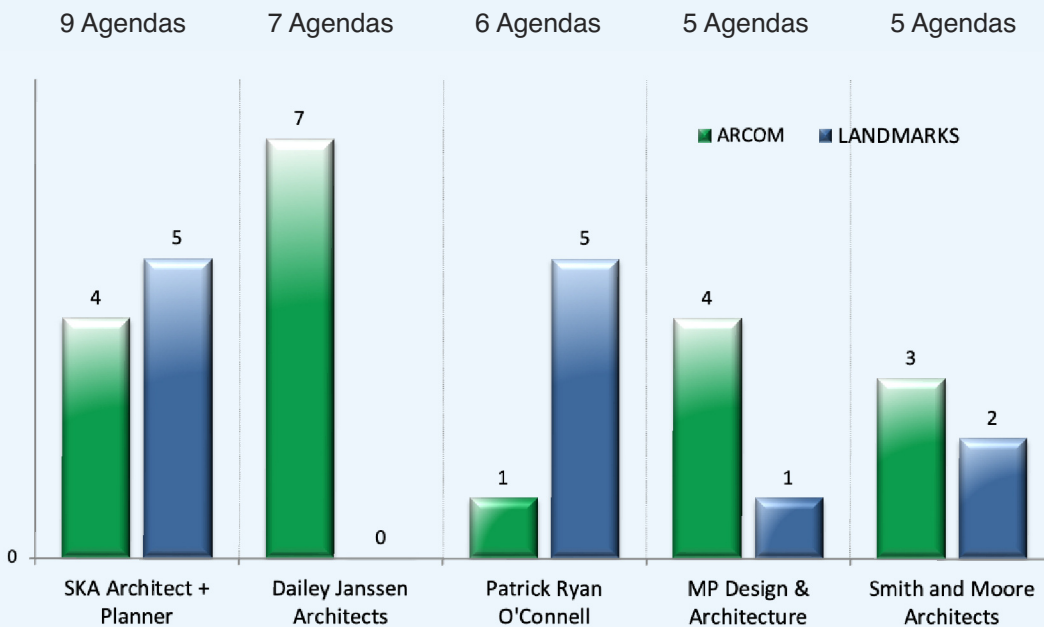


**PALM BEACH AT A GLANCE**  
**LAND USE AND CONSTRUCTION**

**TOWN COUNCIL REQUESTS — YEAR-OVER-YEAR**



**TOP ARCHITECTS PER COMMISSION APPEARANCES — 12 MONTHS**



Our real estate law firm has provided trusted representation for buyers and sellers of Florida properties for over fifteen years. The Board Certified Real Estate attorneys at Rabideau Klein and their dedicated team of paralegals have extensive experience in high-end real estate, business formation, finance, cross-border, and related matters. We provide thoughtful, personalized guidance throughout the legal process of each of our clients' property transactions including the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, investment and commercial properties.

#### ONLINE RESOURCES

Title Insurance Calculator: [www.rabideauklein.com/title-insurance-calculator](http://www.rabideauklein.com/title-insurance-calculator)

Beach Access: [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/florida-multimillion-dollar-market](http://www.rabideauklein.com/florida-multimillion-dollar-market)

#### REFERENCES

Town of Palm Beach Building Division

Town of Palm Beach Town Council

Town of Palm Beach Architectural Commission

Town of Palm Beach Landmarks Preservation Commission

Palm Beach County Clerk of Court & Comptroller

Palm Beach County Appraisers Office

Florida Boards' Multiple Listing Service

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