

The Coastal Star



Business Spotlight: Royal Palm yacht club home sells for \$75 million – a Boca record

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*This 24,000-square-foot estate at 2500 E. Maya Palm Drive in Boca Raton's Royal Palm Yacht & Country Club fetched the highest residential sales price in the city's history. **Photo provided***

A newly completed SRD Signature estate at 2500 E. Maya Palm Drive, Royal Palm Yacht & Country Club, sold on May 20 for \$75 million, according to Realtor.com.

Built by SRD Building Corp. with interiors by P&H Interiors, it was listed April 30 for \$80 million. David W. Roberts, broker/owner of Royal Palm Properties, represented both the buyer, 2500 East Maya Palm Trust, with Scott Mustin as trustee, and the seller in this transaction. Mustin noted that the sale marked Boca Raton's richest single-family residential real estate transaction to date.

The seller was the 2500 East Maya Palm Land Trust with Steven Dingle as trustee. Steven Dingle, with Scott Dingle, owns SRD Building Corp. The property was purchased in April 2024 for \$36 million, with the Dingles filing to commence demolishing the existing home and build the new residence as of August 2024.

This property is sited on almost 1 acre with 292 feet on the water and a 110-foot private dock offering direct ocean access. The eight-bedroom, 24,000-total-square-foot residence features a gym, fitness centers, two primary suites, a spa and wellness retreat, hi-tech golf simulator and game room and six-car garage.

“Properties of this caliber are exceptionally rare, particularly within Royal Palm Yacht & Country Club,” Roberts said. “The combination of nearly an acre on the Intracoastal, expansive point-lot frontage, and brand-new construction created a truly remarkable offering. This sale speaks not only to the strength of the Boca Raton market, but to the growing demand for generational-quality waterfront estates.”

WeatherTech founder David MacNeil’s double vacant lot at **1120 S. Ocean Blvd., Manalapan**, sold for \$105 million in April. The new owner is HSH Sunshine Trust. The lot measures 3.63 acres and fronts about 342 feet on both the ocean and Intracoastal Waterway.

MacNeil assembled the land in 2024 and 2025 by buying two adjacent properties in sales totaling \$94 million. The resulting lot was listed for sale in December 2025 at \$125 million.

Representing the seller was **Premier Estate Properties** agent **Margit Brandt. Lawrence Moens** of **Lawrence A. Moens Associates Inc.** represented the buyer.

Two adjoining properties in **Manalapan**, at **4000 and 4020 S. Ocean Blvd.**, owned by Jeff Greene, were recently listed for sale for \$99 million.

Together, they comprise 3.14 acres with 236 feet on the ocean and 252 feet on the Intracoastal.

Greene bought the 0.87-acre 4000 S. Ocean Blvd. property in 2018 for \$4.1 million, and he bought the 2.27-acre property at 4020 S. Ocean Blvd. in 2015 for \$6.6 million. Both properties have 1950s-era homes on them, which Greene has listed over the years as rentals.

The two properties are being marketed for their land value by **Premier Estate Properties** agent **Margit Brandt**. In 2022, Greene had listed the properties for sale for \$49.9 million with Christian Angle.

An estate linked to Randal J. Kirk at **820 S. Ocean Blvd. in Manalapan** sold for \$62.5 million in May. The buyer is Westview Holdings LLC, a Delaware limited company. Highlights of this 27,959± total-square-foot, nine-bedroom estate include a guest house, a wellness complex, library, theater, wine cellar and a recording studio. The property covers 2.26 acres between the ocean and Intracoastal Waterway. **Premier Estate Properties** agent **Margit Brandt** represented the seller.

Serhant agent **Gary B. Pohrer** represented the buyer. Kirk bought the property for \$25.5 million in 2011 and listed it for sale in September 2025 for \$134 million, reducing it to \$75 million in February. Kirk is the executive chairman of Third Security LLC, a venture capital and private equity firm with offices in Virginia and Delray Beach.

El-Ad National Properties, an Elad Group company, announced that **Alina Residences Boca Raton** recorded more than \$60 million in sales, including three penthouse transactions, during the 2026 winter-spring season. This recent momentum has led to the sellout of Alina 210. With both Alina 200 and Alina 210 now sold out (at **200 and 210 SE Mizner Blvd.**), a limited number of residences remain available at Alina 220 (**220 SE Mizner Blvd.**). Alina 220 received its temporary certificate of occupancy in January 2025. Together, the three buildings total 303 residences.

Casa Avenida, a collection of eight four-story townhomes at **102 SE Fifth Ave., Delray Beach**, celebrated its official groundbreaking in May. Attendees included Delray Beach Mayor Tom Carney and Stephanie Immelman, president and chief executive officer of the Greater Delray Beach Chamber of Commerce.

Developed by 4TRO Development and Kastelo Development and designed by RWB-Linares Architecture, the townhomes range in size from 2,804 to 3,336 square feet, with prices starting around \$3 million. Each unit features a private elevator, two-car garage, second-floor terrace with a pool/spa and a fourth-floor terrace with an outdoor kitchen and bonus room.

The townhomes are expected to be completed in the third quarter of 2027. They are offered for sale by **TJ Verdiglione** and **Nicole Melveney** of the **GVC Real Estate Team at Douglas Elliman**. For more information visit www.casaavenidadelray.com.

The Cirrus Cos., a private equity real estate development firm led by founder and principal Robert B. Cohen II, acquired land at **248 SE First Ave., Delray Beach**, for \$2.2 million for a residential development of three townhomes.

Cirrus plans that this project will be the first in a series for downtown Delray Beach. The three 3-story, 3,200-square-foot townhomes will each have a pool, rooftop deck, backyard and two-car garage. The site has already been cleared, with permitting expected to take approximately 90 days and construction completed in about 10 months.

The townhomes will be priced at approximately \$3.5 million, with sales and marketing handled by **The Corcoran Group's Delray Beach team**, led by **Jennifer Kilpatrick**. Land acquisition was handled on the seller's side by **Corcoran's Robert Guntmacher**.



The 2TON/Buzz leadership (l-r): Sam Nielsen, Elizabeth Kelley Grace, Julie Mullen and Jason Emmett. Photo provided

The digital marketing firm **2TON Creative** and **The Buzz Agency**, a public relations firm, recently announced a merger, bringing these two longtime organizations together with complementary strengths under one umbrella to create a comprehensive, integrated digital marketing and communications agency.

2TON x The Buzz Agency, with 30-plus employees, is led by Jason Emmett, majority partner; Sam Nielsen, partner and chief operating officer; and Elizabeth Kelley Grace and Julie Mullen, partners and co-founders of The Buzz Agency.

The Buzz Agency was launched by Grace and Mullen in 2009 and 2TON was formed in 2018, when branding firm Levatas acquired WOO Creative. Emmett acquired 2TON Creative in 2024.

“For The Buzz Agency, the merger was a natural progression,” Mullen said. “We’re both agencies in the communications industry, but we never did the same thing, which is why we always partnered together in the past. The merger made perfect sense to us.”

“2TON didn’t do PR, so the merger was a whole additional vertical for us that I find incredibly synergistic,” Emmett said. “With The Buzz Agency, we got a fully baked PR firm that has its clients and its brand identity and everything else. What we don’t want to do is to roll that into the company, wipe out the brand, and move along. That’s why we’re trying to be very clear that The Buzz Agency still exists; it handles all the PR for the company. It’s almost like we have a Buzz division, and we have a 2TON division.”

Since the merger, the company has grown, acquiring Washington, D.C., public relations and marketing firm **RMR** in May. The company operates from The Buzz Agency’s Delray Beach office, 104 W. Atlantic Ave.

The **Miami Association of Realtors** and **Broward, Palm Beaches and St. Lucie Realtors** (RWorld), along with their respective Multiple Listing Services, **MiamiMLS** and **BeachesMLS**, merged into a single association and MLS in May. This unified association now encompasses approximately 93,000 members. The merger gives members a complete South Florida MLS dataset, free IDX feeds, the choice between the Flexmls and Matrix platforms, along with more educational seminars, products and services and signed global partnerships.

Developer 280 E Palmetto Park Road LLC’s **Glass House Boca Raton condominiums, 280 E. Palmetto Park Road**, announced a new partnership with the **Boca Raton Museum of Art**. As part of their agreement, Glass House Boca Raton residents will each receive a complimentary Director Circle membership, an extension of the museum’s Visionary Circle tier.

Among the benefits of the Director Circle membership is a private, behind-the-scenes tour led by the museum’s director or chief curator. For more information, call 561-232-2644 or visit glasshouseboca.com.

Newmark managing director **Mitch Heifetz**, representing **Brickstar Capital**, arranged a new 13,900-square-foot retail lease at **The Courtyard on Spanish River**, a 60,000-square-foot mixed-use property at **500 NE Spanish River Blvd.** in **Boca Raton**. The lease brings Composure Club, a fitness and wellness concept with a gym, to the property, with opening anticipated in late 2026. Composure Club was represented by **Jared Robins** of **Inhouse Commercial**.

True Floridian Realty, a brokerage at 100 NE Fifth Ave., Delray Beach, celebrated its 15th anniversary in May. Founded by Noelle McIntyre, a third-generation Floridian, the firm has closed over \$1 billion in sales over her career, surpassing 1,445 transactions.

“I’m incredibly proud of our \$1 billion in sales, but I’m even prouder of the lives we’ve touched along the way,” McIntyre said. To date, the firm has donated more than \$125,000 to Homes for Heroes, provided more than 200,000 meals, and contributed more than \$35,000 to local community impact initiatives.

The firm’s 40-plus agents operate through divisions: True Floridian Luxury for high-end coastal estates, a commercial group, and The FurBaby Group, led by broker associate Adrienne Kurman. The FurBaby Group offers a specialized “true experience” for pet-owner clients, from navigating HOA pet policies to identifying neighborhoods with proximity to veterinary care and dog parks. Additionally, the group has donated more than \$65,000 to local animal rescue organizations.

Boca Helping Hands recently welcomed four new staff members. **Kori Ernst** has been named development and marketing associate, with a background in marketing, communications and community-based work. **Anais Fauteux**, a recent graduate of Florida Atlantic University with a background in public relations, joined as communications and marketing specialist. Also joining the team are **Michelle Lee**, staff accountant, and **Erika Hawn**, volunteer program manager. Lee is an FAU alumna with a degree in accounting.

Hawn has been a Boca Helping Hands volunteer since age 12.

Gigi Chazu, Boynton Beach economic development division director, addressed city projects, small-business incentives, grant information and community partnerships as guest of the **Boynton Beach Chamber of Industry & Commerce’s Civic Leadership**

Forum at City Hall's community room. She also discussed two new initiatives, Teen Entrepreneur Boot Camp and Citizen's Academy.

The **League of Women Voters of Palm Beach County** is hosting a Hot Topic Luncheon, "Florida Budget and Tax Proposals: Paving a Path Toward Austerity," with **Estaban L. Santis, Ph.D.**, director of research for the Florida Policy Institute.

The luncheon will be held at the Fountains Country Club, 4476 Fountains Drive, Lake Worth Beach, at 11 a.m. on June 17. The price to attend is \$45 for league members and \$50 for nonmembers. The deadline to register is June 10. To register, visit lwvpsc.org.