

RABIDEAU LAW BRIEF

T O W N O F P A L M B E A C H

DECEMBER 2016



Advertisement

RABIDEAU LAW

PALM BEACH - TORONTO

REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

THE RABIDEAU LAW BRIEF PROVIDES INSIGHT INTO THE REAL ESTATE TRANSACTIONS AND TRENDS AFFECTING THE TOWN OF PALM BEACH.



REFERENCES

Town of Palm Beach Building Division, <http://www.townofpalmbeach.com>
Town of Palm Beach Town Council, <http://www.townofpalmbeach.com>
Town of Palm Beach Architectural Commission (ARCOM), <http://www.townofpalmbeach.com>
Town of Palm Beach Landmarks Preservation Commission, <http://www.townofpalmbeach.com>
Palm Beach County Clerk of the Court, <http://www.mypalmbeachclerk.com>
Palm Beach Multiple Listing Service, <http://www.flexmls.com>
Palm Beach Daily News, <http://www.palmbeachdailynews.com>

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REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES

STEADY 5% INCREASE IN ANNUAL HOME SALES

12-MONTH SALES AVERAGE AT \$4.3M, LISTING AVERAGE AT \$5.5M

Recent Single Family Home sales have proven to be typically slow but steady, with exactly five \$1M-plus sales each in November of 2014, 2015, and 2016. There were 20 sales during the past three months as compared to 17 for the same period in 2015. The median sales price for Single Family Homes in the \$1M-plus category rose to \$4.3M for the last 12-month spread, vs. the previous year's median sales price of \$4M. Jennifer Spitznagel of Brown Harris Stevens listed and sold the highest priced home in November at 3492 S. Ocean Boulevard for \$3M.

Per the current 12-month spread, the average sale price for new listings has also increased from \$5M to \$5.5M in the \$1M-plus group, as compared to the prior 12 months. Additionally, the number of homes listed during the last six months has risen from 98 to 122, as compared to the same period last year, and the number of homes sold during those periods is at 53 and 54. Cristina Condon of Sotheby's International Realty represented November's highest priced property at \$59M for the newly constructed oceanfront estate at 101 Indian Road.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE - LAST MONTH*

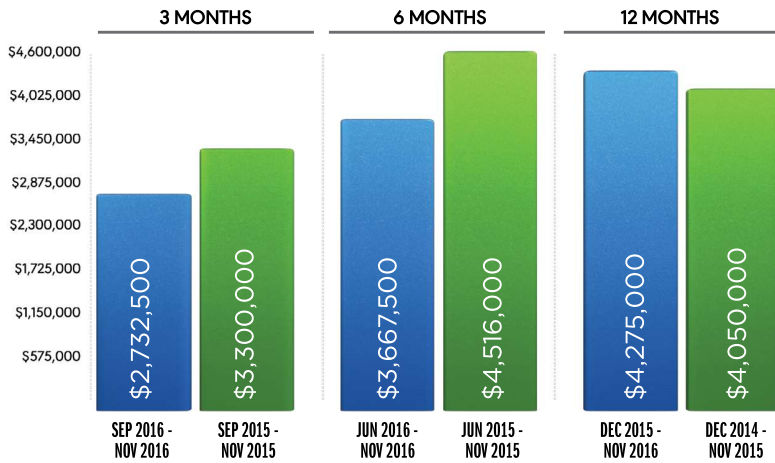
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
3492 S. Ocean Blvd.	\$3,000,000	Nov-16	JENNIFER SPITZNAGEL <i>Brown Harris Stevens</i>	JENNIFER SPITZNAGEL <i>Brown Harris Stevens</i>	354	3169

TOP 10 LARGEST SINGLE FAMILY HOME SALES - LAST 12 MONTHS*

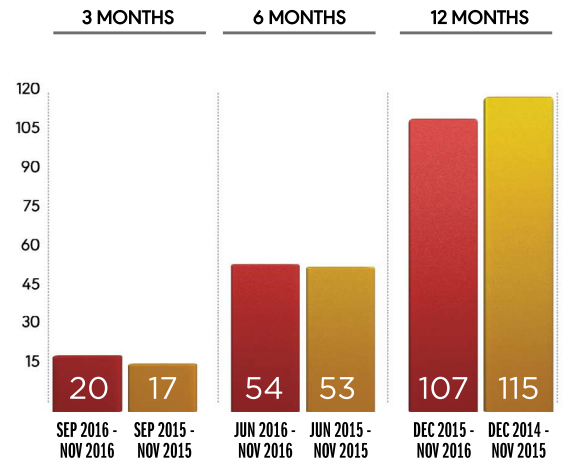
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1695 N. Ocean Way	\$43,700,000	Mar-16	JAMES MCCANN <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	58	15606
89 Middle Road	\$39,000,000	Apr-16	CAROLE HOGAN <i>Brown Harris Stevens</i>	JOHN PICKETT <i>Brown Harris Stevens</i>	1788	17874
6 Ocean Lane	\$37,000,000	Sep-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUSAN TURNER <i>Waterfront Properties</i>	246	10156
225 Indian Road	\$32,000,000	Feb-16	SUZANNE FRISBIE <i>The Corcoran Group</i>	UNKNOWN	UNKNOWN	12564
390 N. Lake Way	\$31,400,000	Dec-15	JAMES MCCANN <i>The Corcoran Group</i>	STEVE HALL <i>Hall Real Estate</i>	245	10721
900 N. Lake Way	\$25,500,000	Jun-16	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	414	12937
400 Caribbean Road	\$16,465,000	Oct-16	SUZANNE FRISBIE <i>The Corcoran Group</i>	BETSEY HALL <i>Hall Real Estate</i>	290	8599
1055 N. Ocean Blvd.	\$13,075,000	Jun-16	DANA KOCH <i>The Corcoran Group</i>	CAROLE KOEPEL <i>Sotheby's International Realty</i>	133	5623
534 Island Drive	\$13,027,942	Jul-16	CHRIS DEITZ <i>The Corcoran Group</i>	BRADFORD MILLER <i>The Corcoran Group</i>	177	6874
6 Lagomar Road	\$12,500,000	Jun-16	PAULETTE KOCH <i>The Corcoran Group</i>	GREGORY WEADOCK <i>Brown Harris Stevens</i>	519	8766

PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

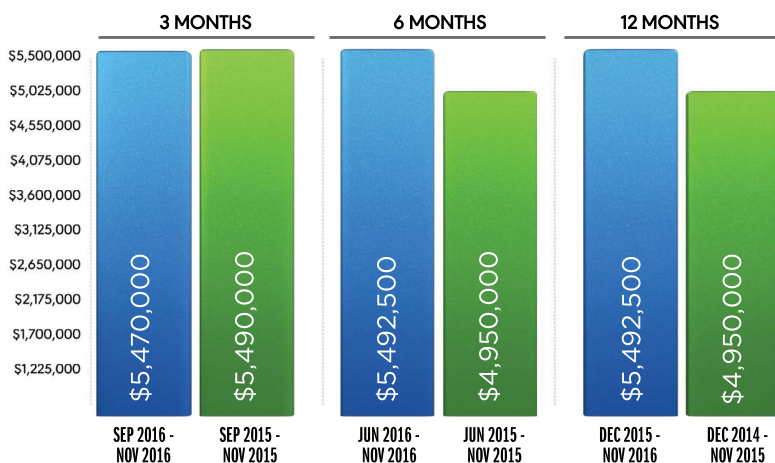
**MEDIAN SOLD PRICE
CURRENT YEAR VS. PRIOR YEAR**



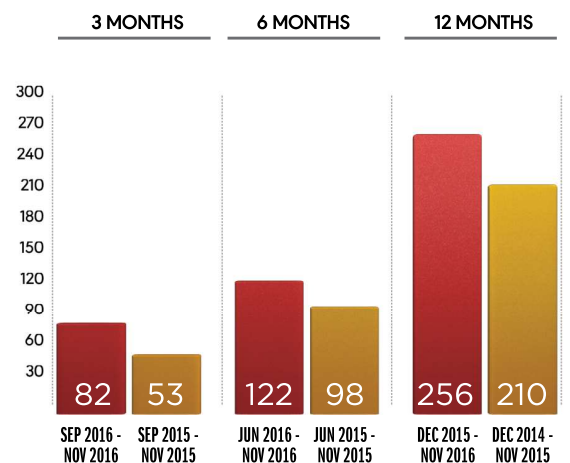
**TOTAL HOMES SOLD
CURRENT YEAR VS. PRIOR YEAR**



**MEDIAN LIST PRICE
CURRENT YEAR VS. PRIOR YEAR**



**TOTAL HOMES LISTED
CURRENT YEAR VS. PRIOR YEAR**



SINGLE FAMILY HOME SALES - NOVEMBER 2016 *

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
3492 S. Ocean Blvd.	\$3,000,000	JENNIFER SPITZNAGEL <i>Brown Harris Stevens</i>	JENNIFER SPITZNAGEL <i>Brown Harris Stevens</i>	354	3169
225 Monterey Road	\$2,965,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	565	3351
261 El Dorado Lane	\$2,150,000	CRISTA RYAN <i>Tina Fanjul Associates</i>	DANA KOCH <i>The Corcoran Group</i>	223	2738
210 Fairview Road	\$2,100,000	MAGGIE SARUBBI <i>Keller Williams Coastal Partners</i>	KOURTNEY JOYCE PULTIZER <i>Sotheby's International Realty</i>	57	2514
224 Manana Lane	\$1,650,000	ROSALIND CLARKE <i>The Corcoran Group</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	177	2783

SINGLE FAMILY HOMES - NEW TO THE MARKET - NOVEMBER 2016 *

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
101 Indian Road	\$59,000,000	CRISTINA CONDON— <i>Sotheby's International Realty</i>	18300
1340 S. Ocean Blvd.	\$42,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	14363
100 Casa Bendita	\$39,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	10582
1330 S. Ocean Blvd.	\$39,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	12101
353 El Brillo Way	\$32,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	9605
1616 S. Ocean Blvd.	\$28,500,000	LINDA GARY— <i>Linda A. Gary Real Estate</i>	16067
910 S. Ocean Blvd.	\$27,000,000	JAMES MCCANN— <i>The Corcoran Group</i>	UNKNOWN
101 Seminole Ave.	\$24,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	8154
130 Barton Ave.	\$24,000,000	STEVEN GALLANT— <i>Gallant Appraisal & Realty</i>	10957
1191 N. Lake Way	\$23,900,000	WILLIAM YAHN— <i>The Corcoran Group</i>	8440
125 Via Del Lago	\$18,000,000	HARRIET BRAMS— <i>Douglas Elliman</i>	12641
124 Via Bethesda	\$16,200,000	ASHLEY DEFLIN MCINTOSH— <i>Douglas Elliman</i>	9715
1300 N. Ocean Blvd.	\$15,900,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	5646
11 Via Vizcaya	\$15,850,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	7542
377 N. Lake Way	\$13,990,000	PAULETTE KOCH— <i>The Corcoran Group</i>	5178
1404 N. Lake Way	\$13,900,000	JAMES MCCANN— <i>The Corcoran Group</i>	3907
242 Dunbar Road	\$12,750,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	5596
720 N. County Road	\$11,500,000	GREGORY WEADOCK— <i>Brown Harris Stevens</i>	6727
528 N. Lake Way	\$9,300,000	PAULETTE KOCH— <i>The Corcoran Group</i>	6398
235 Via Vizcaya	\$5,950,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	UNKNOWN
1263 N. Lake Way	\$5,795,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	5207
12 Via Vizcaya	\$5,750,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	4595
218 La Puerta Way	\$5,490,000	JACK ELKINS— <i>The Fite Group</i>	3703
233 & 225 Arabian Road	\$5,450,000	DANA KOCH— <i>The Corcoran Group</i>	3459
1436 N. Ocean Way	\$4,975,000	PATRICIA MAHANEY— <i>Sotheby's International Realty</i>	4172
745 N. Lake Way	\$4,650,000	ANNE CARMICHAEL— <i>Brown Harris Stevens</i>	3830
211 Caribbean Road	\$4,495,000	ELIZABETH CLECKNER— <i>The Corcoran Group</i>	3272
115 Via Palma	\$4,250,000	GREGORY WEADOCK— <i>Brown Harris Stevens</i>	3613
125 Hammon Ave.	\$3,998,888	MATTHEW NATALE— <i>Donohue Real Estate</i>	2656
160 Reef Road	\$3,995,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	3266
409 Seabreeze Ave.	\$3,950,000	MICHAEL BERNARD HARRIS— <i>Douglas Elliman</i>	2895
152 Chilean Ave.	\$3,500,000	STEPHEN MCPARTLIN— <i>Linda A. Gary Real Estate</i>	3620
273 List Road	\$3,495,000	KIM RAICH— <i>Sotheby's International Realty</i>	2543
212 Cherry Lane	\$2,950,000	JUDGE MOSS— <i>Sotheby's International Realty</i>	1882
232 Cherry Lane	\$2,195,000	THOR BROWN— <i>The Fite Group</i>	2418
274 Orange Grove Road	\$2,195,000	GARY POHRER— <i>Douglas Elliman</i>	2419
213 Park Ave.	\$1,650,000	ROSALIND CLARKE— <i>The Corcoran Group</i>	1627

* OVER \$1 MILLION

Advertisement

REAL ESTATE HIGHLIGHT: CONDO/CO-OP/TOWNHOUSES

BREAKERS ROW CONDO LISTS FOR \$15.5M

CONDO PRICES UP 5% FOR CURRENT 3 MONTH PERIOD

While condo sales prices edge up from \$2.1M to \$2.2M during the last three months as compared to the same period last year, the number of condos sold reflects a decrease in activity at 15 vs. seven.

The highest priced condo listing for the current three-month period is represented by Lawrence Moens of Lawrence A. Moens Associates for the Atlantic-facing condo at 2 Breakers Row, S-44, for \$15.5M. Last May, Lawrence Moens also listed and sold that same property which was the highest priced condominium sale within the last 12 months.

There are 25 New To The Market listings above \$1M in November, including condos priced at \$15.5, \$6.8, and \$4.7. The first two are represented by Lawrence Moens of Lawrence A. Moens Associates, and the third is represented by Monique Matheson of Matheson Properties.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

CONDO/CO-OP/TOWNHOUSE

LARGEST CONDO/CO-OP/TOWNHOUSE SALE - LAST MONTH*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
360 S. Ocean Blvd., 5B	\$3,875,000	JOAN WENZEL <i>Douglas Elliman</i>	CHRIS CONDON <i>Sotheby's International Realty</i>	148	2700

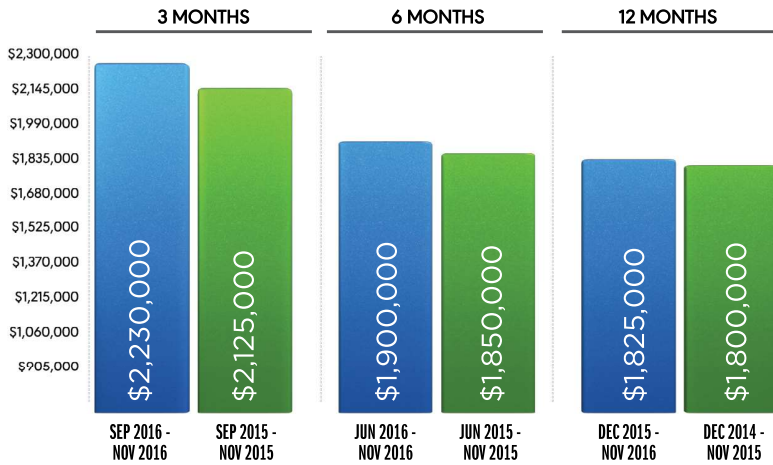
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES - LAST 12 MONTHS*

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S-44	\$10,225,000	May-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	633	3368
176 Sunset Ave., Windsor House	\$5,900,000	May-16	TONI HOLLIS <i>The Fite Group</i>	LIZA PULTIZER <i>Brown Harris Stevens</i>	606	UNKNOWN
360 S. Ocean Blvd., 5A	\$5,250,000	Dec-15	HEATHER WOOLEMS <i>Sotheby's International Realty</i>	DANA KOCH <i>The Corcoran Group</i>	75	2500
164 Sunset Ave.	\$4,202,557	Mar-16	CHRIS DEITZ <i>The Fite Group</i>	CRISTA FANJUL RYAN <i>Tina Fanjul Associates</i>	105	4831
184 Bradley Place, 302	\$4,184,500	Aug-16	WALLY TURNER <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	243	3416
425 Worth Ave., 4D	\$4,000,000	Apr-16	LINDA OLSSON <i>Linda R. Olsson</i>	MAUREEN WOODWARD <i>The Fite Group</i>	154	2536
360 S. Ocean Blvd., 5B	\$3,875,000	Nov-16	CHRIS CONDON <i>Sotheby's International Realty</i>	DANA KOCH <i>The Corcoran Group</i>	148	2700
2580 S. Ocean Blvd., 2C3	\$3,450,000	Sep-16	JOAN WENZEL <i>Douglas Elliman</i>	GARY LITTLE <i>The Fite Group</i>	233	2867
200 Bradley Place, 203	\$3,350,000	Nov-16	GARY LITTLE <i>The Fite Group</i>	GARY LITTLE <i>The Fite Group</i>	52	UNKNOWN
255 Everglade Ave., 255	\$3,050,000	May-16	CARA CONIGLIO MCCLURE <i>Brown Harris Stevens</i>	KYLE KAHRIMAN <i>Brown Harris Stevens</i>	133	3379

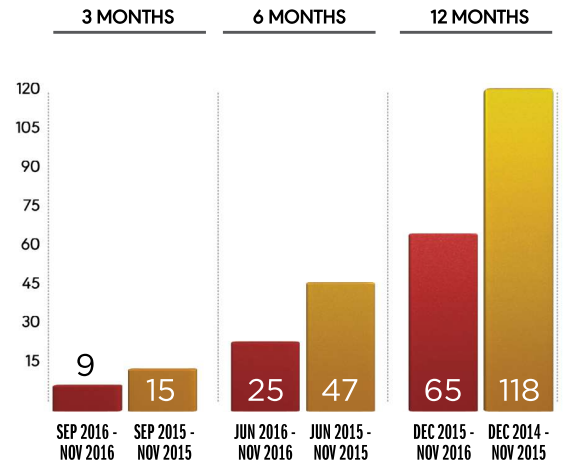
* OVER \$1 MILLION

PALM BEACH AT A GLANCE - CONDO/CO-OP/TOWNHOUSES

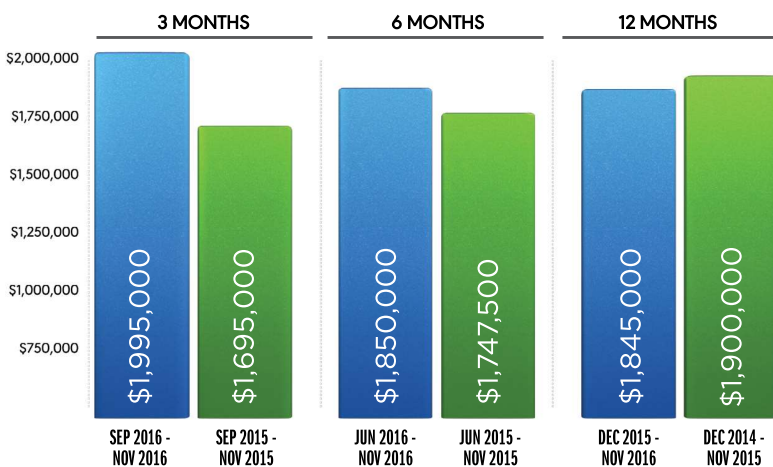
**MEDIAN SOLD PRICE
CURRENT YEAR VS. PRIOR YEAR**



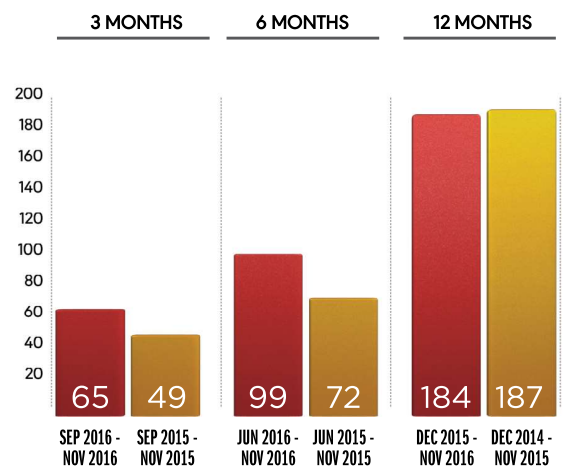
**TOTAL CONDOS SOLD
CURRENT YEAR VS. PRIOR YEAR**



**MEDIAN LIST PRICE
CURRENT YEAR VS. PRIOR YEAR**



**TOTAL CONDOS LISTED
CURRENT YEAR VS. PRIOR YEAR**



CONDO/CO-OP/TOWNHOUSE SALES - NOVEMBER 2016 *

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
360 S. Ocean Blvd., 5B	\$3,875,000	CRIS CONDON <i>Sotheby's International Realty</i>	DANA KOCH <i>The Corcoran Group</i>	148	2700
2580 S. Ocean Blvd., 2C3	\$3,450,000	JOAN WENZEL <i>Douglas Elliman</i>	GARY LITTLE <i>The Fite Group</i>	233	2867
255 Everglade Ave., 255	\$3,050,000	CARA CONIGLIO MCCLURE <i>Brown Harris Stevens</i>	KYLE KAHRIMAN <i>Brown Harris Stevens</i>	133	3379
236 Bradley Place, 7	\$2,800,000	BOBBY GOODNOUGH <i>Linda A. Gary Real Estate</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	88	3180
145 Peruvian Ave., 302	\$2,000,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	KERRY LEVENSON WARWICK <i>Douglas Elliman</i>	35	2297
350 S. Ocean Blvd., 205	\$1,187,500	SUZANNE SMITH <i>Coldwell Bank</i>	PAMELA HOFFPAUER GOTTFRIED <i>Douglas Elliman</i>	154	1210
3140 S. Ocean Blvd., 504 S	\$1,000,000	JOHN PORTER <i>The Corcoran Group</i>	STEPHANIE LEFES <i>Sotheby's International Realty</i>	221	2173

CONDO/CO-OP/TOWNHOUSE - NEW TO THE MARKET - NOVEMBER 2016 *

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
2 N. Breakers Row, S-44	\$15,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	3368
120 Sunset, 4C	\$6,800,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	3200
11 Sloans Curve Drive, 11	\$4,675,000	MONIQUE MATHESON— <i>Monique Matheson Properties</i>	4632
150 Bradley Place, 104	\$3,895,000	TARA EDEN PEARL— <i>Palm Beach Real Estate</i>	1463
2580 S. Ocean Blvd., 2C2	\$3,790,000	SHELLY NEWMAN— <i>Illustrated Properties</i>	2867
150 Bradley Place, 901	\$3,200,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	2144
170 Chilean Ave., PH-E	\$2,995,000	LIZA PULITZER— <i>Brown Harris Stevens</i>	1463
170 Chilean Ave., PH-W	\$2,995,000	LIZA PULITZER— <i>Brown Harris Stevens</i>	1393
400 S. Ocean Blvd., 210E	\$2,795,000	LINDA OLSSON— <i>Linda R. Olsson</i>	1716
100 Sunrise Ave., 522	\$2,750,000	HAROLD MATHESON— <i>U Realty</i>	1972
100 Sunrise Ave., 3220	\$2,495,000	JANE LINDSAY SCOTT— <i>Sotheby's International Realty</i>	1972
170 N. Ocean Blvd., 505 & 507	\$2,495,000	DANA KOCH— <i>The Corcoran Group</i>	2500
340 S. Ocean Blvd., 2A	\$2,450,000	MIMI VAIL— <i>Engel & Volkers Palm Beach</i>	2076
315 S. Lake Drive, 4F	\$2,295,000	STEVE HALL— <i>Hall Real Estate</i>	2047
150 Bradley Place, 505	\$2,250,000	MICHAEL BERNARD HARRIS— <i>Douglas Elliman</i>	1815
340 S. Ocean Blvd., 4A	\$1,790,000	ASHLEY COPELAND— <i>Brown Harris Stevens</i>	2076
2500 S. Ocean Blvd., 2D I	\$1,400,000	SCOTT GORDON— <i>Scott Gordon Realty Associates</i>	2590
2660 S. Ocean Blvd., 305 N	\$1,400,000	JOHN CAMPBELL— <i>The Corcoran Group</i>	1900
3120 S. Ocean Blvd., 2-101	\$1,395,000	DONALD GORBACH— <i>3in3 Realty</i>	2990
3300 S. Ocean Blvd., 302 N	\$1,295,000	DONALD GORBACH— <i>3in3 Realty</i>	2072
2100 S. Ocean Blvd., 306S	\$1,295,000	SCOTT GORDON— <i>Scott Gordon Realty Associates</i>	2494
2784 S. Ocean Blvd., d 501E	\$1,295,000	JOAN WENZEL— <i>Douglas Elliman</i>	2270
434 Chilean Ave., 2C	\$1,190,000	ASHLEY COPELAND— <i>Brown Harris Stevens</i>	1316
2100 S. Ocean Blvd., 402N	\$1,175,000	KAREN DONNELLY— <i>The Fite Group</i>	2385
2660 S Ocean Blvd., 105N	\$1,150,000	KEVIN DICKENSON— <i>Berkshire Hathaway HomeServices</i>	1900

* OVER \$1 MILLION

LAND USE/CONSTRUCTION HIGHLIGHT

NEW 3.6M HOME PLANNED FOR NORTH END INLET

13 DEVELOPMENT REVIEWS REQUESTS FOR NEW TOWN OF PALM BEACH REC CENTER

Although the month of November had few permits for \$1M-plus construction pulled, with only three as compared to nine during November of 2015, one of the new applications was made by Town Manager, Tom Bradford, for the Town of Palm Beach. A Development Review request for a Site Plan Review and 12 Exceptions and Variances for a new two-story, 33,8010 square foot Recreation Center for the Town of Palm Beach was made at the November 9th Town Council meeting. The new community center's plan proposal includes an athletic field, additional parking, gymnasium, tennis pro shop, fitness center, classroom, tennis backboard and concession.

The largest permit pulled, and one of the top ten of the year, was for a new \$3.6M home at 1610 N. Ocean Boulevard requested by contractor Straticon LLC, with Daily Janssen Architects designing. Total Land Use Applications for the past 12 months have risen by 12% over the previous year, 381 vs. 336, including about 200 new Variance Applications.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH - NOVEMBER 2016 *

TYPE	ADDRESS	VALUE	CONTRACTOR/APPLICANT	ARCHITECT
Residential New Construction	1610 N. Ocean Blvd.	\$3,640,619	Straticon LLC	Daily Janssen Architects

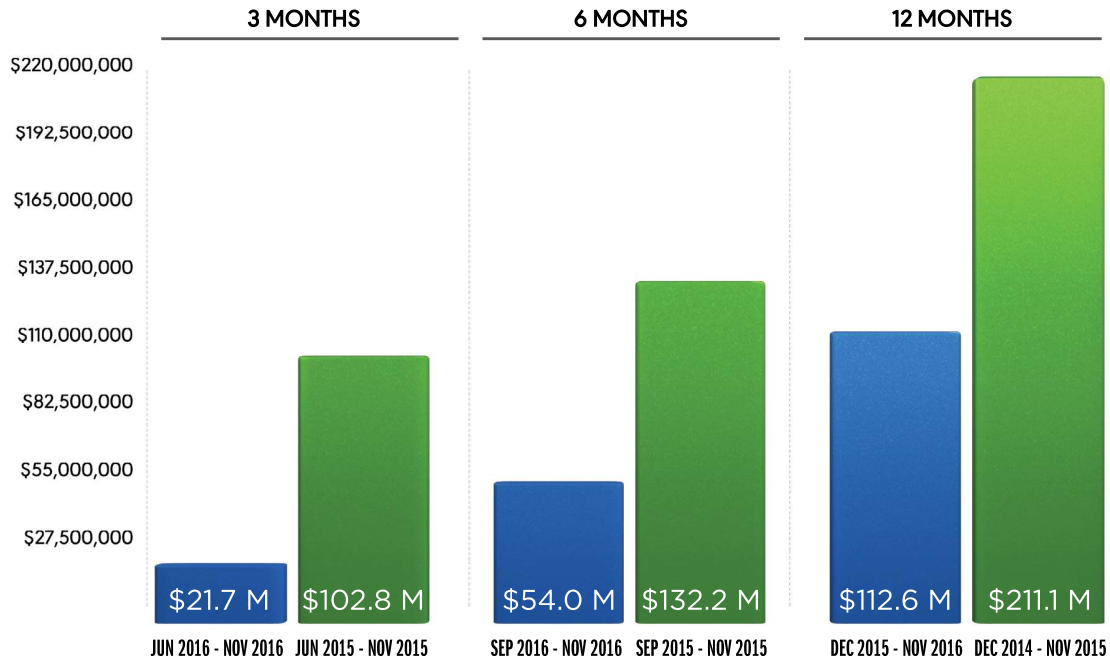
TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS *

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR/APPLICANT	ARCHITECT
2800 S. Ocean Blvd.	\$11,255,825	Oct-16	Coastal Construction Company	Leo A. Daily
530 S. Ocean Blvd.	\$7,750,000	Aug-16	Davis General Contracting	Smith & Moore Architects
318 Caribbean Road	\$6,000,000	Dec-15	Davis General Contracting	Roy & Posey
255 S. County Road	\$5,407,005	May-16	Anderson Moore Construction	Glidden Spina + Partners
755 N. County Road	\$5,374,250	May-16	The Weitz Company	Peacock + Lewis
1 S. County Road	\$4,165,700	Mar-16	The Weitz Company	Peacock + Lewis
1610 N. Ocean Blvd.	\$3,640,619	Nov-16	Straticon	Daily Janssen Architects
204 Via Del Mar	\$3,004,000	Aug-16	Euro Construction Services	Smith & Moore Architects
1 S. County Road	\$2,765,100	Jun-16	The Weitz Company	Peacock + Lewis
8 Golfview Road	\$2,000,000	Dec-15	Alonso & Associates	Daily Janssen Architects

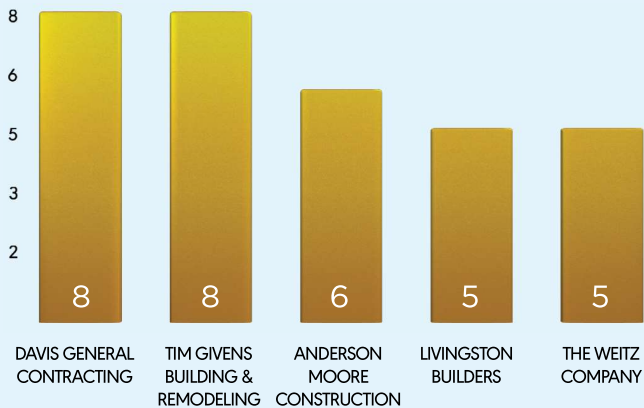
*PERMITS: RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, COMMERCIAL ALTERATION

LAND USE/CONSTRUCTION

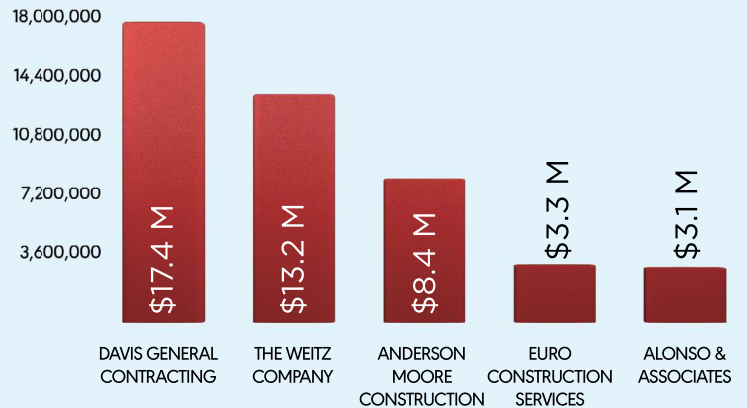
BUILDING PERMITS OVER \$100K*



TOP 5 CONTRACTORS BY VOLUME OF PERMITS - LAST 12 MONTHS* (DECEMBER 2015 - NOVEMBER 2016)



TOP 5 CONTRACTORS BY VALUE OF PERMITS - LAST 12 MONTHS* (DECEMBER 2015 - NOVEMBER 2016)

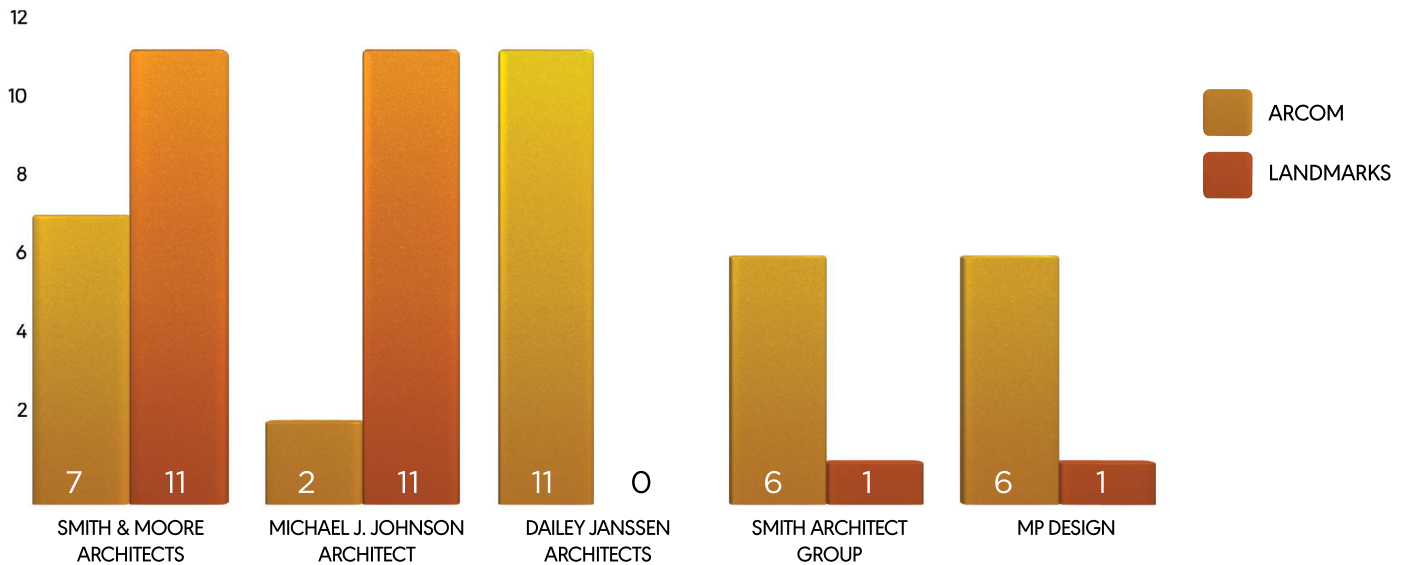


* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

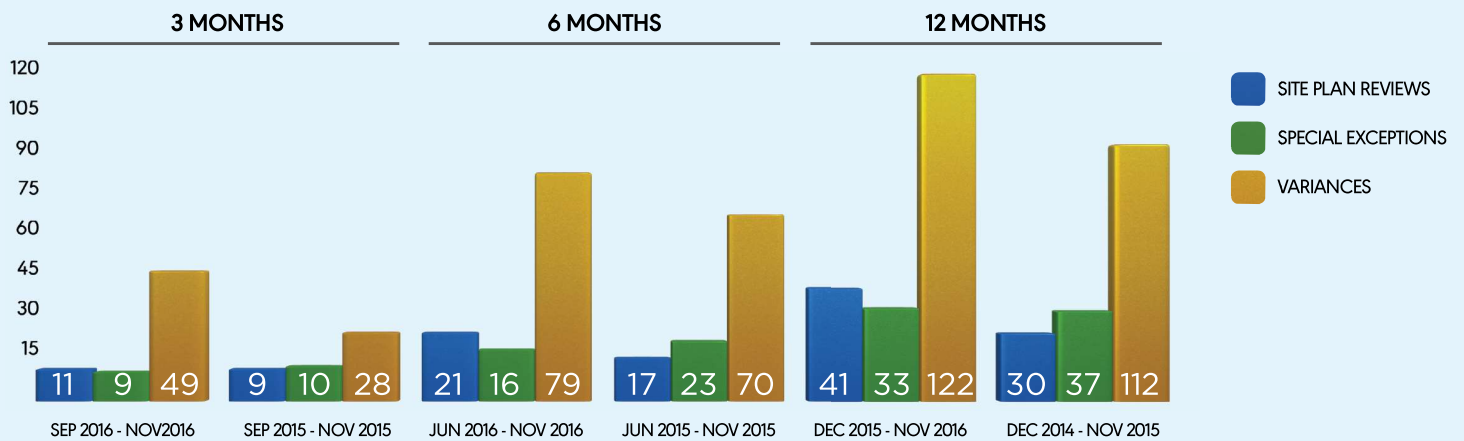
LAND USE/CONSTRUCTION

TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS*

(CURRENT YEAR: DECEMBER 2015 - NOVEMBER 2016)



TOTAL LAND USE APPLICATIONS (CURRENT VS PRIOR YEAR)



* INITIAL APPEARANCES NOT INCLUDING LANDSCAPE AND HARDSCAPE APPEARANCES.



RABIDEAU LAW

PALM BEACH - TORONTO

400 Royal Palm Way, Suite 404
Palm Beach, FL 33480

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Beach Access: www.rabideau-law.com/beach-access/

Rabideau Law Million Dollar Mortgage Brief - Palm Beach County: www.rabideau-law.com/million-dollar-mortgage-brief/

CONTACTS

David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

Guy Rabideau, Esq. | grabideau@rabideau-law.com | 561.655.6221