

RABIDEAU LAW BRIEF

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

JANUARY 2017



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>

Realtors® Association of the Palm Beaches Multiple Listings Service, <http://www.flexmls.com>

Palm Beach Daily News, <http://www.palmbeachdailynews.com>

Palm Beach County Appraisers Office - <http://pbcgov.com/papa/>

Palm Beach Board of Realtors Multiple Listing Service - <https://pbb.flexmls.com>

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REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES

TOP HOME SALE OF 2016 AT \$43.7M

4% INCREASE IN AVERAGE SALE PRICE OF \$1M PLUS HOMES

The number of December Single Family Home Sales in the \$1M-plus category remains typically modest for the season with five sold, and the average sale price of 2016 is 4% higher than the average sale price of 2015. The top sale of the year was made by James McCann of The Corcoran Group for the 1695 N. Ocean Way property, represented by Suzanne Frisbie of the Corcoran Group. Jianjun Liu of Cervera sold the highest priced home in December, represented by Linda Olsson of Linda R. Olsson. The 1990 Mediteranean home with beach parcel at 120 Atlantic Avenue had a selling price of \$5.8M.

The average sale price for new listings in the \$1M-plus category for the year of 2015 is \$5.5M, up 8% as compared to 2016; and the number of listings for the 12 month period has also risen by 17% for a total of 215 Single Home Listings in 2016. Cristina Conlon of Sotheby's International Realty listed the highest priced single family home in December at \$42.9M for the restored landmarked residence at 640 South Ocean Boulevard.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE - LAST MONTH

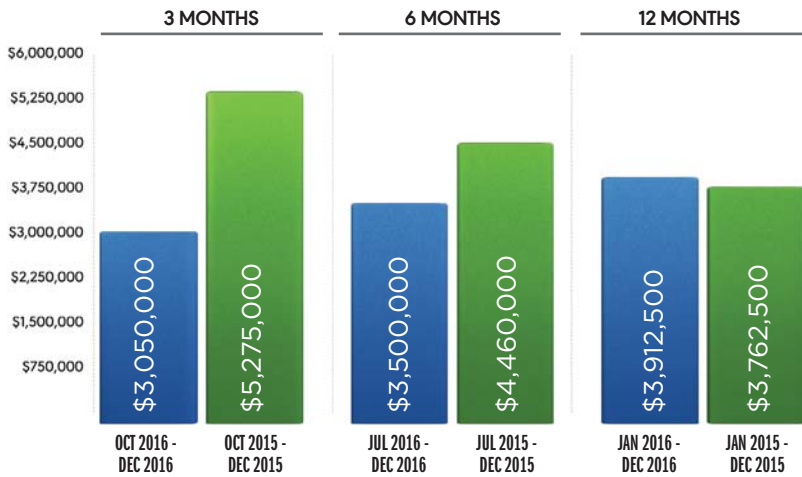
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
120 Atlantic Ave.	\$5,800,000	Dec-16	LINDA OLSSON <i>Linda R. Olsson</i>	JIANJUN LIU <i>Cervera Real Estate</i>	241	5188

TOP 10 LARGEST SINGLE FAMILY HOME SALES - LAST 12 MONTHS

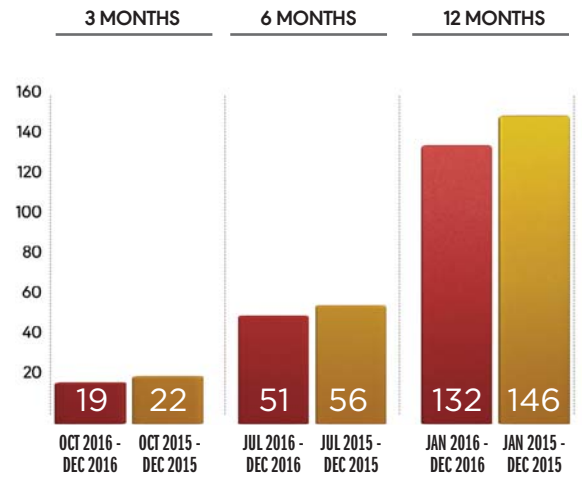
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1695 N. Ocean Way	\$43,700,000	Mar-16	JAMES MCCANN <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	58	15606
89 Middle Road	\$39,000,000	Apr-16	CAROLE HOGAN <i>Brown Harris Stevens</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
515 N. County Lane	\$34,344,900	Nov-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	29342
225 Indian Road	\$32,000,000	Feb-16	SUZANNE FRISBIE <i>The Corcoran Group</i>	UNKNOWN	NEW CONSTRUCTION	12564
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
720 S. Ocean Blvd.	\$23,053,975	Jan-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	PRIVATE SALE	13730
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 KOEPPPEL <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

PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

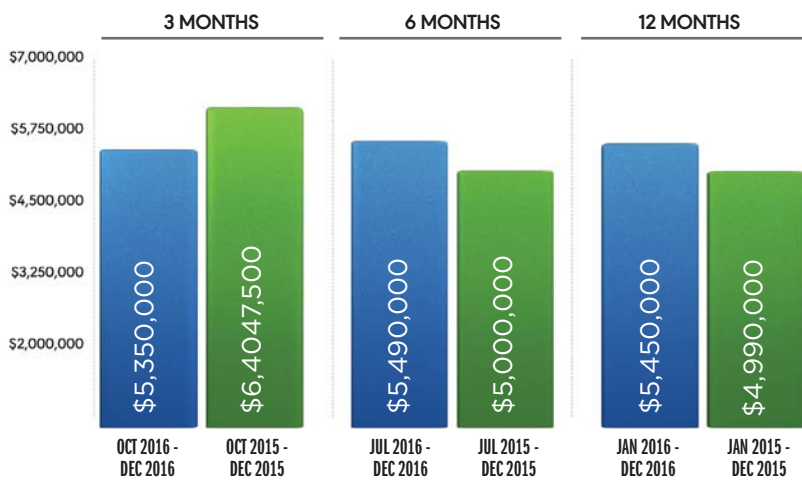
MEDIAN SOLD PRICE CURRENT YEAR VS. PRIOR YEAR



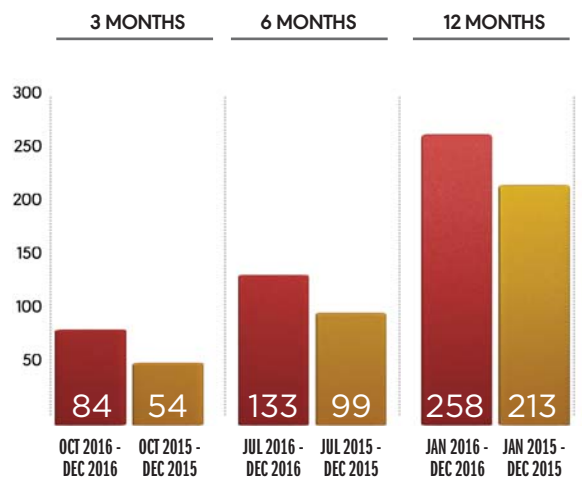
TOTAL HOMES SOLD CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE CURRENT YEAR VS. PRIOR YEAR



TOTAL HOMES LISTED CURRENT YEAR VS. PRIOR YEAR



SINGLE FAMILY HOME SALES - DECEMBER 2016*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
120 Atlantic Ave.	\$5,800,000	LINDA OLSSON <i>Linda R. Olsson</i>	JIANJUN LIU <i>Cervera Real Estate</i>	241	5188
234 Ocean Terrace	\$4,741,250	JAMES MCCANN <i>The Corcoran Group</i>	JB EDWARDS <i>Sotheby's International Realty</i>	52	3844
231 Seaspray Ave.	\$3,500,000	LISA HAISFIELD WILKINSON <i>Brown Harris Stevens</i>	ELIZABETH DEWOODY <i>The Corcoran Group</i>	58	3096
222 S. County Road	\$1,160,000	BOB JACKSON <i>Bob Jackson Inc.</i>	UNKNOWN	116	1101
263 Park Ave.	\$1,095,000	WAHKUNA VEGA-FARRELL <i>Douglas Elliman</i>	TIERNEY OHARA <i>Valore Group Real Estate</i>	531	2305

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

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
640 S. Ocean Blvd.	\$42,900,000	CRISTINA CONDON— <i>Sotheby's International Realty</i>	11735
726 Hi Mount Road	\$26,500,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	8767
91 Middle Road	\$24,900,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	5435
230 N. Ocean Blvd.	\$13,900,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	5555
1255 N. Lake Way	\$11,450,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	5315
325 Ridgeview Drive	\$8,995,000	PAULETTE KOCH— <i>The Corcoran Group</i>	9516
1ulfstream Road	\$8,250,000	JOHN PICKETT— <i>Brown Harris Stevens</i>	5253
110 Wells Road	\$8,125,000	DANA KOCH— <i>The Corcoran Group</i>	4420
1558 N. Ocean Way	\$7,950,000	HEATHER BRETZLAFF— <i>The Corcoran Group</i>	5810
1072 N. Ocean Blvd.,	\$5,995,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	5776
146 Australian Ave.	\$5,250,000	DANA KOCH— <i>The Corcoran Group</i>	4969
1460 N. Ocean Blvd.	\$4,925,000	VERA SWIFT— <i>Monique Matheson Properties</i>	4074
227 Ocean Terrace	\$4,750,000	ROBIN ROCKWELL— <i>Rinker Realty</i>	3071
144 Seminole Ave.	\$3,995,000	FERN FODIMAN— <i>Sotheby's International Realty</i>	4089
218 Via Linda	\$3,990,000	KIM RAICH— <i>Sotheby's International Realty</i>	2606
273 List Road	\$3,495,000	KIM RAICH— <i>Sotheby's International Realty</i>	2543
224 Bahama Lane	\$3,450,000	GARY LITTLE— <i>The Fite Group</i>	930
223 Seminole Ave.	\$3,295,000	ANDREW THOMKA-GAZDIK— <i>Sotheby's International Realty</i>	3858
236 Fairview Road	\$3,150,000	CRISTINA CONDON— <i>Sotheby's International Realty</i>	2621
158 Everglade Ave.	\$2,800,000	CRISTINA CONDON— <i>Sotheby's International Realty</i>	2469
249 Via Linda	\$2,675,000	BETSEY HALL— <i>Hall Real Estate</i>	2878
1521 N. Lake Way	\$2,275,000	JESSICA ZAHN— <i>Illustrated Properties</i>	1763
215 Colonial Lane	\$2,150,000	NICHOLAS ARSALI— <i>Nextera Realty</i>	2268
265 Park Ave.	\$1,475,000	JAMES BANFORD— <i>Real Estate Asset Disposition</i>	1830

* OVER \$1 MILLION
Advertisement

REAL ESTATE HIGHLIGHT: CONDO/CO-OP/TOWNHOUSES

TOP 2016 CONDO SALE AT \$13.9M

PENTHOUSE AT BELLARIA LISTS FOR \$8.8M

The top condo sale of 2016 was the \$13.9M priced Las Ventanas property at 102 Gulfstream Road. The average sale price in the \$1M-plus category in 2016 remains the same as 2015 at \$1.8M; and the number of condos listed for the last three months is the same as the same period in 2015, at 18 for each year. The largest sale in December was for the townhouse at 421 Brazilian Avenue represented by Paulette Koch of The Corcoran Group with agent Ann Summers of Brown Harris Stevens closing. The property sold for \$4.6M and is one of the Top 10 for 2016.

The number of new-to-the-market listings in the \$1M-plus category increased from 50 to 73 for the three month spread of October through December; and the average listing price remained at \$2M for each year. Of the 23 new December listings in the \$1M-plus category, the top price is the \$8.8M listing by Nicola Higgins of Douglas Elliman for the residence at 3000 S. Ocean Boulevard, PH-7.

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CONDO/CO-OP/TOWNHOUSE

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

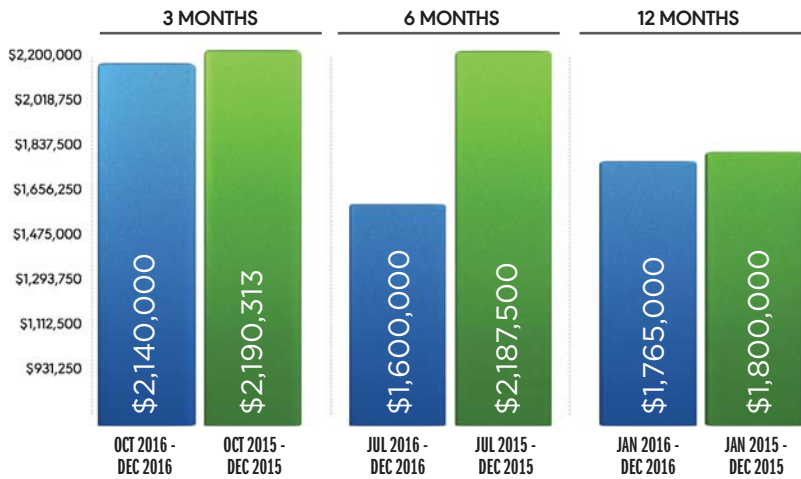
ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
421 Brazilian Ave.	\$4,600,000	PAULETTE KOCH <i>The Corcoran Group</i>	ANN SUMMERS <i>Brown Harris Stevens</i>	59	2786

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

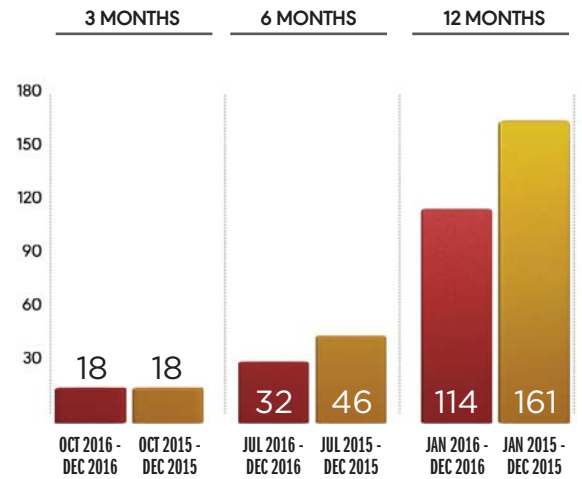
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
102 Gulfstream Road	\$13,900,000	Sep-16	UNKNOWN	UNKNOWN	PRIVATE SALE	6531
2 N. Breakers Row, S44	\$10,225,000	May-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	633	3368
184 Bradley Place, 101/102	\$8,954,379	Jun-16	UNKNOWN	UNKNOWN	PRIVATE SALE	5425
310 Atlantic Ave., 1	\$6,975,000	May-16	UNKNOWN	UNKNOWN	PRIVATE SALE	3897
2 N. Breakers Row, N42	\$6,798,000	Nov-16	CAROLE KOEPEL <i>Sotheby's International Realty</i>	CRISTINA CONDON <i>Sotheby's International Realty</i>	230	3020
176 Sunset Ave.	\$5,900,000	May-16	TONI HOLLIS <i>The Fite Group</i>	LIZA PULTZER <i>Brown Harris Stevens</i>	606	4724
421 Brazilian Ave.	\$4,600,000	Dec-16	PAULETTE KOCH <i>The Corcoran Group</i>	ANN SUMMERS <i>Brown Harris Stevens</i>	59	2786
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
150 Bradley Place, 906	\$4,100,000	Aug-16	UNKNOWN	UNKNOWN	PRIVATE SALE	2144

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

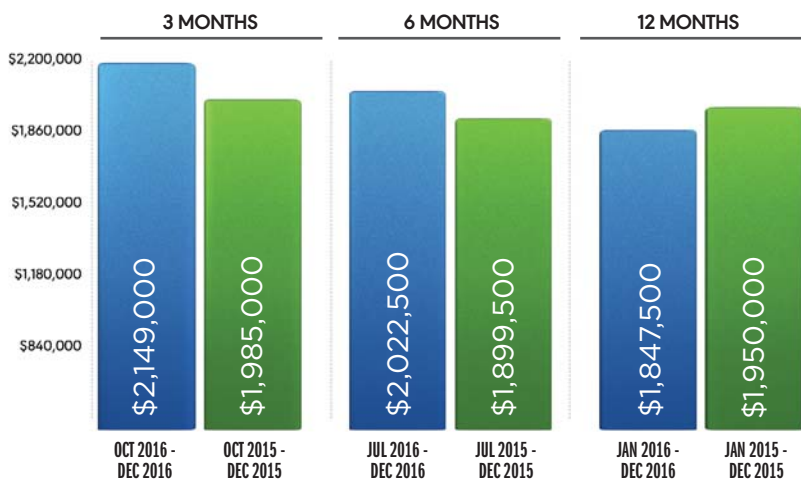
MEDIAN SOLD PRICE CURRENT YEAR VS. PRIOR YEAR



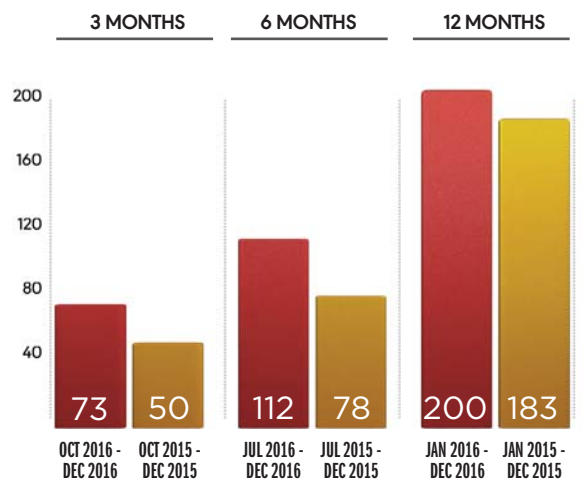
TOTAL CONDOS SOLD CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE CURRENT YEAR VS. PRIOR YEAR



TOTAL CONDOS LISTED CURRENT YEAR VS. PRIOR YEAR



CONDO/CO-OP/TOWNHOUSE SALES – DECEMBER 2016

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
421 Brazilian Ave., 0	\$4,600,000	PAULETTE KOCH—The Corcoran Group	ANN SUMMERS—Brown Harris Stevens	59	2786
300 S. Ocean Blvd., 4A	\$2,975,000	ROSALIND CLARKE—The Corcoran Group	LIZA PULTIZER—Brown Harris Stevens	81	2042
400 S. Ocean Blvd., 210E	\$2,345,000	LINDA OLSSON—Linda R. Olsson	PAUL BIRMINGHAM—The Fite Group	36	1716
100 Worth Ave., 307	\$2,050,000	CARA CONIGLIO MCCLURE—Brown Harris Stevens	CHRISTIAN ANGLE—Christian Angle Real Estate	262	1539
410 N. Ocean Blvd., 410	\$1,200,000	KAREN LEHRMAN—Sotheby's International Realty	EVA-MARIA GOSTIN—Brown Harris Stevens	216	1395
170 N. Ocean Blvd., 410	\$1,200,000	KAREN LEHRMAN—Sotheby's International Realty	EVA-MARIA GOSTIN—Brown Harris Stevens	216	1395
2100 S. Ocean Blvd., 206S	\$1,150,000	JOHN CAMPBELL—The Corcoran Group	UNKNOWN	71	2494
354 Chilean Ave., 6F	\$1,065,000	LINDA OLSSON—Linda R. Olsson	RONNIE HASOZBEK-GARCIA—Illustrated Properties	71	1193
434 Chilean Ave., 2C	\$975,000	ASHLEY COPELAND—Brown Harris Stevens	CAROLE HOGAN—Brown Harris Stevens	26	1316
225 Everglade Ave., 2	\$950,000	JOSEPH DALFONSO—Premier Properties	TRACI CHIVERS—Premier Properties	171	1356
2275 S. Ocean Blvd., 304A	\$905,000	BURTON MINKOFF—The Corcoran Group	MARJORY DRESSLER—Gary Hennes Realtors	329	1868
100 Sunrise Ave., 5180	\$800,000	ELIZABETH HOADLEY—Keller Williams	MICHELLE NEWMAN—Illustrated Properties	30	1360
250 Bradley Place, 503	\$795,000	SUZANNE LANZONE—Sotheby's International Realty	UNKNOWN	PRIVATE SALE	871
100 Sunrise Ave., 5180	\$744,000	ELIZABETH HOADLEY—Keller Williams	SHELLY NEWMAN—Illustrated Properties	62	1360
3250 S. Ocean Blvd., 306S	\$555,000	JILL ZAPSON—Douglas Elliman	BECKY BUZZELLI—Scott Gordon Realty Assoc.	24	1748
2185 Ibis Isle Road, 3	\$450,000	JOAN WENZEL—Douglas Elliman	SABRA KIRKPATRICK—Brown Harris Stevens	201	1250
3300 S. Ocean Blvd., 306S	\$400,000	ELENA FELIPA—Douglas Elliman	MICHAEL HARRIS—Douglas Elliman	829	1585
325 S. Lake Drive, 3	\$387,500	UNKNOWN	UNKNOWN	PRIVATE SALE	654
3546 S. Ocean Blvd., 323	\$323,000	ANNA CELLAROVA—Palm Beach Realty	KELLY RAMSAY—Summer Wind Realty	177	1224
3605 S. Ocean Blvd., 316	\$315,000	LIANA VERKADEN—Scott Gordon Realty	LENORE GALASSO—Brown Harris Stevens	27	1512
3546 S. Ocean Blvd., 625	\$293,000	LEONARD COHEN—Palm Beach Realty	ADA VERKADEN—Scott Gordon Realty Assoc.	118	1402
2295 S. Ocean Blvd., 616	\$285,000	GLORIA RODRIGUEZ—Douglas Elliman	RHODA KLEID—The Fite Group	596	1159
3546 S. Ocean Blvd., 414	\$280,000	ANNA CELLAROVA—Palm Beach Realty	BOB KIRKLAND—Illustrated Properties	219	1224
3555 S. Ocean Blvd., 214	\$280,000	NICOLA HIGGINS—Douglas Elliman	IRENE TRACHTENBERG—Premier International	41	1384
3475 S. Ocean Blvd., 213	\$180,000	DANA KOCH—The Corcoran Group	UNKNOWN	455	891
2840 S. Ocean Blvd., 208	\$160,000	MATTHEW CLOUD—Florida's Best Realty Services	MATTHEW CLOUD—Florida's Best Realty Services	35	784
3545 S. Ocean Blvd., 107	\$150,000	DANIEL COLANGELO—Douglas Elliman	IVANA BOSIKA—Home Made Real Estate	477	1036
2860 S. Ocean Blvd., 103	\$145,000	AMANDA GLASS—Sandals Realty Group	ALEJANDRA OROZCO—Keller Williams	85	1012
3570 S. Ocean Blvd., 411	\$135,000	LENORE GALASSO—Brown Harris Stevens	BARRY GUTKNECHT—Mirsky Realty Group	9	790
4001 S. Ocean Blvd., 309	\$85,000	UNKNOWN	SUSAN FINEMAN—Coldwell Banker	89	760
3500 S. Ocean Blvd., 208	\$77,000	KLAUS SINN—Real Estate Galleria, LLC	KLAUS SINN—Real Estate Galleria, LLC	10	850

CONDO/CO-OP/TOWNHOUSES NEW TO THE MARKET – DECEMBER 2016*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
3000 S. Ocean Blvd., PH-7	\$8,795,000	NICOLA HIGGINS—Douglas Elliman	5067
400 S. Ocean Blvd., 205	\$5,850,000	LAWRENCE MOENS—Lawrence A. Moens Associates	3432
2000 S. Ocean Blvd., 308/309	\$5,100,000	KAREN DONNELLY—The Fite Group	5664
44 Coconut Row, 117/118B	\$3,895,000	CAPPY ABRAHAM—Palm Beach Residential Properties	2441
150 N. Ocean Blvd., PH-2	\$3,650,000	PAULETTE KOCH—The Corcoran Group	2984
2000 S. Ocean Blvd., 110S	\$3,300,000	KAREN DONNELLY—The Fite Group	3163
3550 S. Ocean Blvd., 6E	\$3,275,000	KERRY WARWICK—Douglas Elliman	2823
2770 S. Ocean Blvd.	\$3,250,000	PAULETTE KOCH—The Corcoran Group	4370
100 Sunrise Ave., PH-6	\$3,150,000	FERN FODIMAN—Sotheby's International Realty	2369
2100 S. Ocean Blvd.	\$3,150,000	PAULETTE KOCH—The Corcoran Group	3264
100 Sunrise Ave., 202	\$2,995,000	DANA KOCH—The Corcoran Group	1646
2770 S. Ocean Blvd., 601N	\$2,950,000	PAULETTE KOCH—The Corcoran Group	4370
3550 S. Ocean Blvd., 5D	\$2,730,000	KERRY WARWICK—Douglas Elliman	2719
100 Sunrise Ave., 213	\$2,350,000	PAULETTE KOCH—The Corcoran Group	1780
100 Worth Ave., 513	\$1,700,000	CHRISTINE GIBBONS—Sotheby's International Realty	1590
3300 S. Ocean Blvd., 502N	\$1,495,000	MERRILY TANN—The Keyes Company	2196
2000 S. Ocean Blvd., 203N	\$1,395,000	JOAN WENZEL—Douglas Elliman	2494
2784 S. Ocean Blvd., 108N	\$1,325,000	SCOTT GORDON—Scott Gordon Realty Associates	1863
434 Chilean Ave., 2B	\$1,195,000	ROSALIND CLARKE—The Corcoran Group	1375
3120 S. Ocean Blvd., 302	\$1,175,000	JOAN WENZEL—Douglas Elliman	2497
2000 S. Ocean Blvd., 108S	\$1,175,000	JOAN WENZEL—Douglas Elliman	2385
3400 S. Ocean Blvd., 1D1	\$1,175,000	PATRICIA MAHANEY—Sotheby's International Realty	2119
201 Everglade Ave., 104	\$1,125,000	PAT MCINERNEY—The Fite Group	1440

* OVER \$1 MILLION

LAND USE/CONSTRUCTION HIGHLIGHT

\$11.3M ATLANTIC BAR & GRILL RENOVATION IS THE TOP 2016 PROJECT

TOP CONTRACTOR, THE WEITZ COMPANY PULLS PERMITS TOTALING \$13.2M IN 2016

The total valuation of \$100K-plus permits pulled in 2016 represents an investment of \$102M of new construction in the Town of Palm Beach. The top project of the year was contracted by Coastal Construction and architect Leo A. Daily for the \$11.3M lobby, deck and pool renovations at the Four Seasons Resort. The second highest valuation at \$7.8M was for the new oceanfront estate at 530 South Ocean Boulevard, contracted by Davis General Contracting with Smith & Moore Architects designing.

The largest permit pulled for the month of December was for a new home and cabana at 412 Brazilian Avenue valued at \$3.6M. Contractor PDC Development requested the permit with Smith & Moore Architects designing. Total Land Use Applications for the current and prior 12 months are about the same at 183 and 189, respectively. Davis General Contracting pulled the most \$100K-plus permits of the year, while the Weitz Company had the highest valuation for total projects at 13.2M. The top architect of the year for number of appearances before the ARCOM and Landmarks commissions was SKA Architect + Planner.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH - DECEMBER 2016 *

TYPE	ADDRESS	VALUE	CONTRACTOR/APPLICANT	ARCHITECT
Residential New Construction	412 Brazilian Ave.	\$3,640,619	PDC Development	Smith & Moore Architects

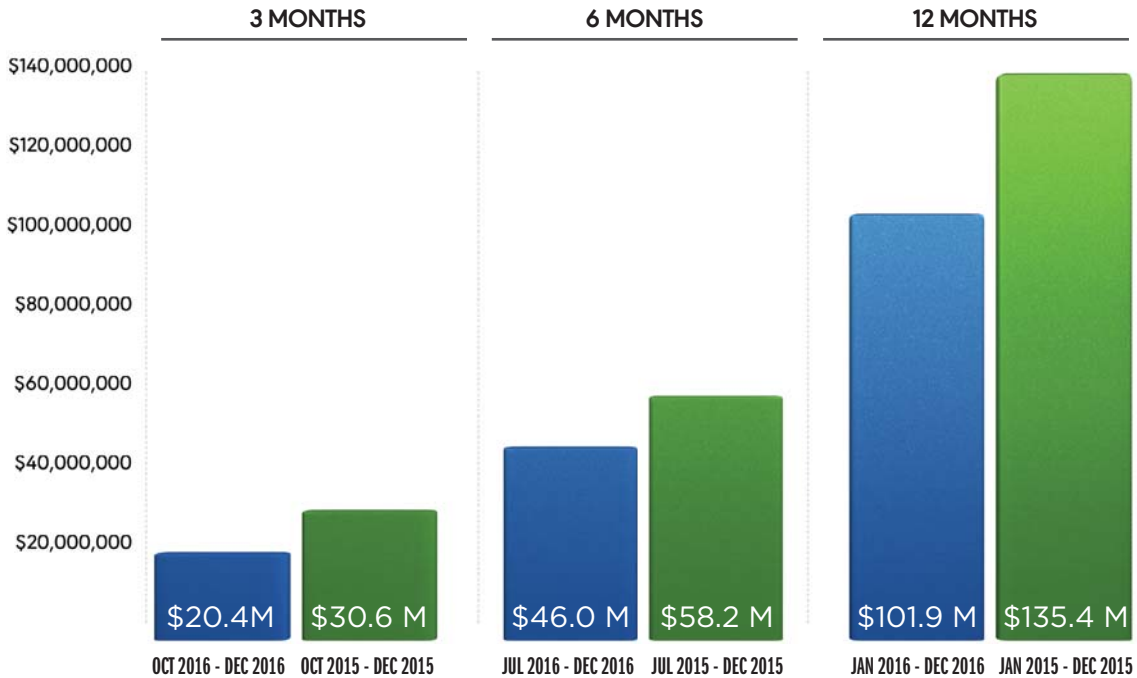
TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS *

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
255 S. County Road	\$5,407,005	May-16	Anderson Moore Construction	GliddenSpina + 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
200 S. Ocean Blvd.	\$1,800,000	Feb-16	Tim Givens Building & Remodeling	Smith & Moore Architects
608 Island Drive	\$1,746,225	Sep-16	Malasky Homes	Malasky Homes

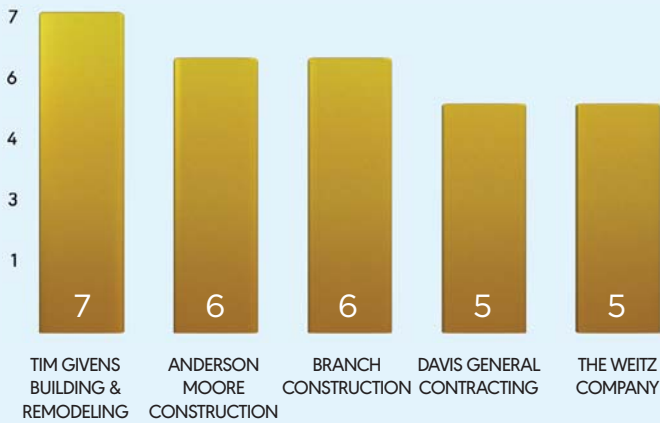
*PERMITS: RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, COMMERCIAL ALTERATION

LAND USE/CONSTRUCTION

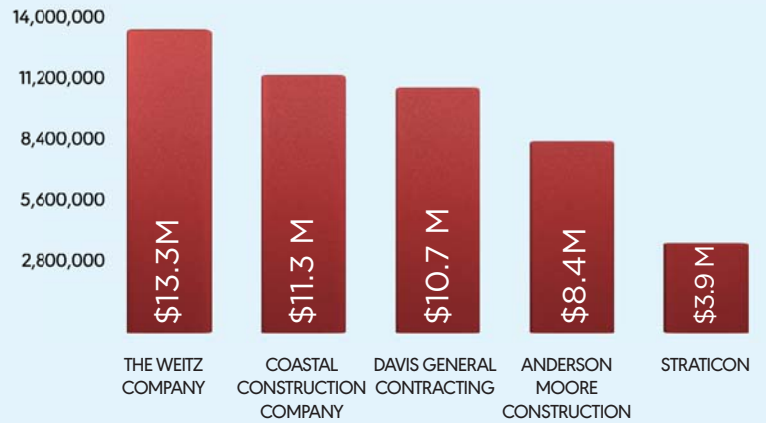
BUILDING PERMITS OVER \$100K*



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



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

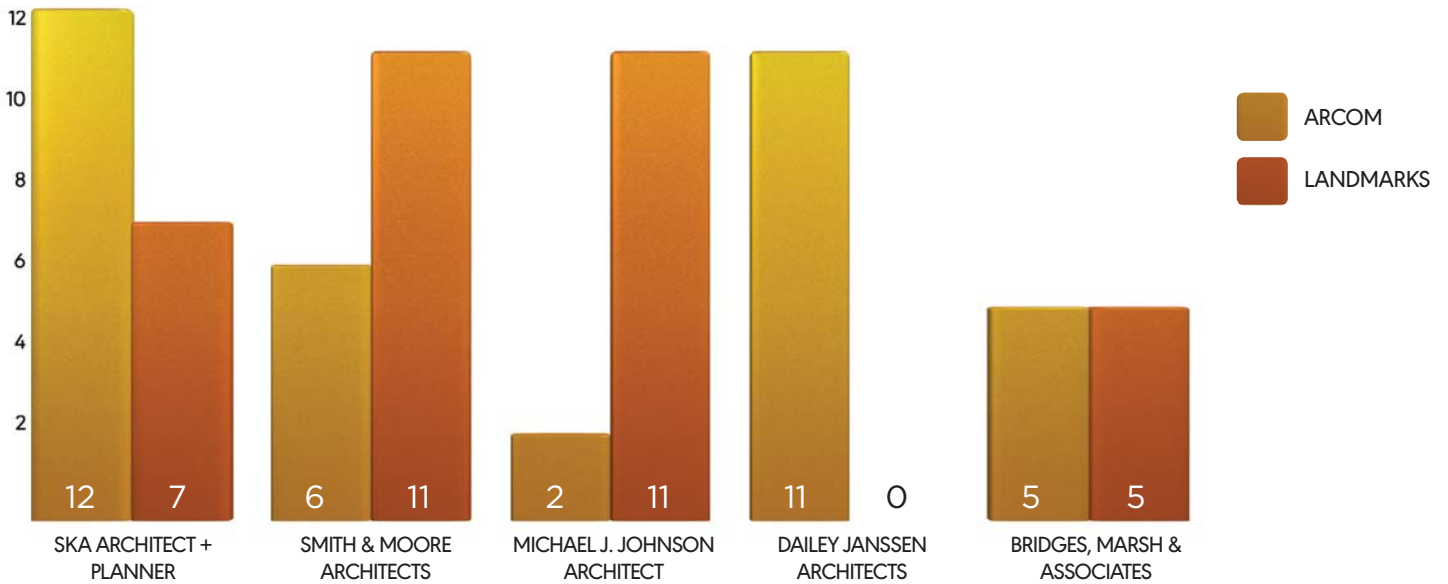


* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

LAND USE/CONSTRUCTION

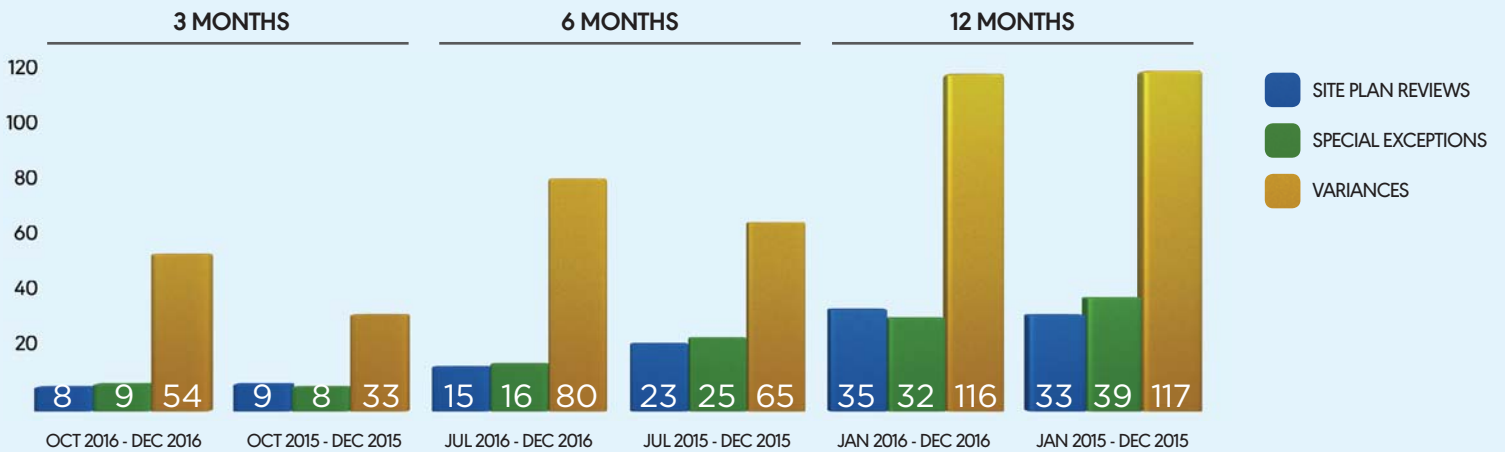
TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS*

(CURRENT YEAR: JANUARY 2016 - DECEMBER 2016)



TOTAL LAND USE APPLICATIONS

(CURRENT VS PRIOR YEAR)



* INITIAL APPEARANCES NOT INCLUDING LANDSCAPE AND HARDSCAPE APPEARANCES.

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

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