

# RABIDEAU LAW BRIEF

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MARCH 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

### 2 WATERFRONT SPEC HOMES ON INDIAN ROAD BRING \$81M

#### ANNUAL HOME SALES PRICE AVERAGE INCREASE TO \$4M

Two Single Family Home sales in February pushed up recent price averages and made the year's Top Ten list. The properties located at 101 and 225 Indian Road were both SPEC homes and the 225 address sold before it was completed. Cristina Condon of Sotheby's International Realty listed and sold the new home at 101 Indian Road for \$49M, making it the highest sale of February, and the 2nd highest of the last 12 months. Suzanne Frisbie of The Corcoran Group listed and sold the property at 225 Indian Road for \$32M which put it in the Top 10 for the year.

Single Family Home listings remain brisk, with 16 in the \$1M-plus category for February, and 67 in the last three months. The Single Family Home price average in the \$1M-plus category increased by 9% for the current 12-month spread as compared to the previous year, with the median at \$4M, and the listing price average has decreased by 2%, with the median at \$5.2M. The top listing was made by Paulette Koch of The Corcoran Group for the restored 1920's estate at 115 Via La Selva, priced at \$16.9M.

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## SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME SALE - LAST MONTH

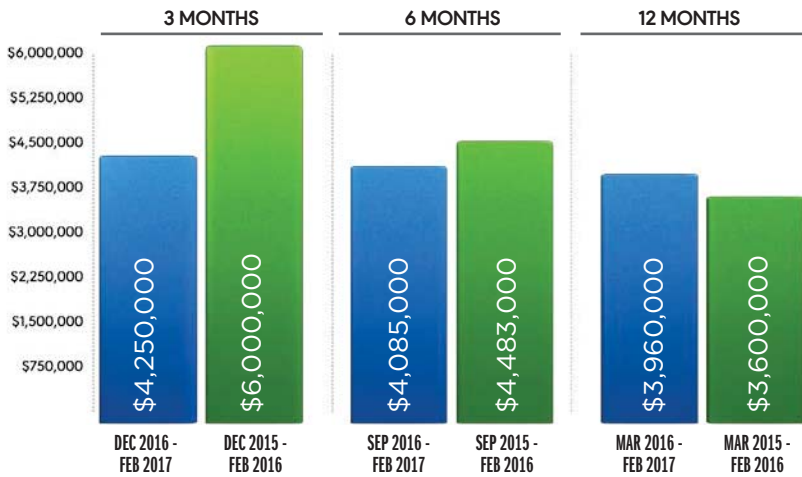
| ADDRESS         | SOLD PRICE   | MONTH/YEAR | LISTING AGENT/ AGENCY                                    | SELLING AGENT/ AGENCY                                 | DAYS ON MARKET | LIVING SQ. FT. |
|-----------------|--------------|------------|--|---|----------------|----------------|
| 101 Indian Road | \$49,000,000 | Feb-17     | CRISTINA CONDON<br><i>Sotheby's International Realty</i> | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | 76             | 18300          |

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

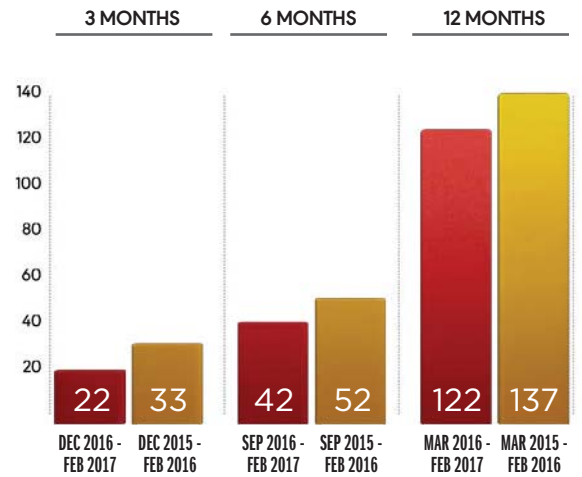
| ADDRESS             | SOLD PRICE   | MONTH/YEAR | LISTING AGENT/ AGENCY                                    | SELLING AGENT/ AGENCY                                 | DAYS ON MARKET   | LIVING SQ. FT. |
|---------------------|--------------|------------|--|---|------------------|----------------|
| 515 N. County Road  | \$85,000,000 | Jan-17     | UNKNOWN  | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i> | PRIVATE SALE     | 6318           |
| 101 Indian Road     | \$49,000,000 | Feb-17     | CRISTINA CONDON<br><i>Sotheby's International Realty</i> | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | 76               | 18300          |
| 1695 N. Ocean Way   | \$43,700,000 | Mar-16     | JAMES MCCANN<br><i>The Corcoran Group</i>                | SUZANNE FRISBIE<br><i>The Corcoran Group</i>          | 58               | 15606          |
| 89 Middle Road      | \$39,000,000 | Apr-16     | CAROLE HOGAN<br><i>Brown Harris Stevens</i>              | JOHN PICKETT<br><i>Brown Harris Stevens</i>           | 1788             | 17874          |
| 6 Ocean Lane        | \$37,000,000 | Sep-16     | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i>    | SUSAN TURNER<br><i>Waterfront Properties</i>          | 181              | 12747          |
| 515 N. County Lane  | \$34,344,900 | Nov-16     | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i>    | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i> | PRIVATE SALE     | 43279          |
| 1290 S. Ocean Blvd. | \$34,000,000 | Jan-17     | CRISTINA CONDON<br><i>Sotheby's International Realty</i> | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i> | 264              | 18255          |
| 225 Indian Road     | \$32,000,000 | Feb-17     | SUZANNE FRISBIE<br><i>The Corcoran Group</i>             | SUZANNE FRISBIE<br><i>The Corcoran Group</i>          | NEW CONSTRUCTION | 12445          |
| 900 N. Lake Way     | \$25,500,000 | May-16     | PAULETTE KOCH<br><i>The Corcoran Group</i>               | PAULETTE KOCH<br><i>The Corcoran Group</i>            | 414              | 12937          |
| 400 Caribbean Road  | \$16,465,000 | Oct-16     | SUZANNE FRISBIE<br><i>The Corcoran Group</i>             | BETSEY HALL<br><i>Hall Real Estate</i>                | 290              | 8599           |

## PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

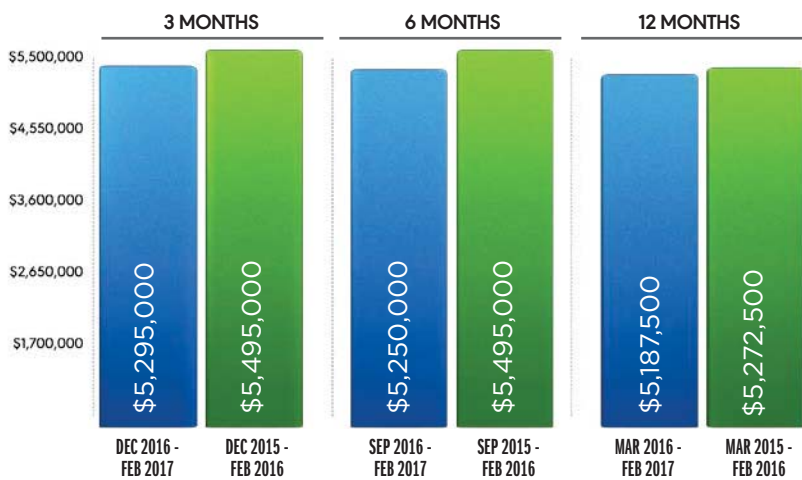
**MEDIAN SOLD PRICE\*  
CURRENT YEAR VS. PRIOR YEAR**



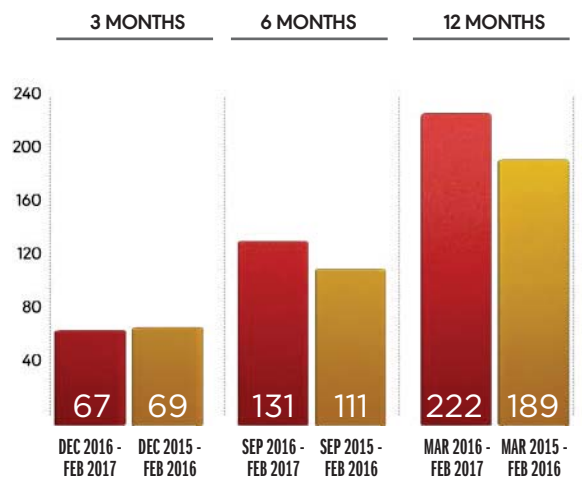
**TOTAL HOMES SOLD\*  
CURRENT YEAR VS. PRIOR YEAR**



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



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



\* \$1 MILLION AND ABOVE

### SINGLE FAMILY HOME SALES - FEBRUARY 2017\*

| ADDRESS               | SOLD PRICE   | LISTING AGENT/AGENCY                                     | SELLING AGENT/AGENCY                                  | DAYS ON MARKET   | LIVING SQ. FT. |
|-----------------------|--------------|--|---|------------------|----------------|
| 101 Indian Road       | \$49,000,000 | CRISTINA CONDON<br><i>Sotheby's International Realty</i> | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | 76               | 18300          |
| 225 Indian Road       | \$32,000,000 | SUZANNE FRISBIE<br><i>The Corcoran Group</i>             | SUZANNE FRISBIE<br><i>The Corcoran Group</i>          | New Construction | 12445          |
| 225 Plantation Road   | \$5,042,375  | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i>    | MICHAEL HARRIS<br><i>Douglas Elliman</i>              | 542              | 3938           |
| 149 Brazilian Ave.    | \$5,000,000  | CAROL SOLLAK<br><i>Engel &amp; Volkers</i>               | BETSEY HALL<br><i>Hall Real Estate</i>                | 40               | 4771           |
| 222 Ridgeview Drive   | \$4,200,000  | JOHN DEWING<br><i>Sotheby's International Realty</i>     | LISA WILKINSON<br><i>Brown Harris Stevens</i>         | 359              | 3946           |
| 144 Seminole Ave.     | \$3,970,000  | FERN FOLDIMAN<br><i>Sotheby's International Realty</i>   | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | 27               | 4089           |
| 223 Orange Grove Road | \$2,800,000  | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i>    | ROBERT KANJIAN<br><i>Real Estate Matters</i>          | 379              | 3752           |
| 211 Esplanade Way     | \$2,450,000  | PAULETTE KOCH<br><i>The Corcoran Group</i>               | PAULETTE KOCH<br><i>The Corcoran Group</i>            | 127              | 2531           |
| 158 Everglade Ave.    | \$2,200,000  | CRISTINA CONDON<br><i>Sotheby's International Realty</i> | SHELLY NEWMAN<br><i>Illustrated Properties</i>        | 74               | 2469           |

### SINGLE FAMILY HOMES - NEW TO THE MARKET - FEBRUARY 2017\*

| ADDRESS             | LIST PRICE   | LISTING AGENT/AGENCY                            | LIVING SQ. FT. |
|---------------------|--------------|---|----------------|
| 115 Via La Selva    | \$16,900,000 | PAULETTE KOCH<br><i>The Corcoran Group</i>      | 10568          |
| 254 Tangier Ave.    | \$15,900,000 | JAMES MCCANN<br><i>The Corcoran Group</i>       | 9595           |
| 1230 Ocean Blvd.    | \$12,750,000 | ALLISON WREN<br><i>The Corcoran Group</i>       | 4733           |
| 220 Jungle Road     | \$7,950,000  | LISA PULTZER<br><i>Brown Harris Stevens</i>     | 4120           |
| 110 Indian Road     | \$7,495,000  | HEATHER BRETZLAFF<br><i>The Corcoran Group</i>  | 5100           |
| 246 Eden Road       | \$6,700,000  | CRISTA RYAN<br><i>Tina Fanjul Associates</i>    | 5661           |
| 449 Australian Ave. | \$6,495,000  | WILLIAM YAHN<br><i>The Corcoran Group</i>       | 3740           |
| 158 Everglade Ave.  | \$5,950,000  | SHELLY NEWMAN<br><i>Illustrated Properties</i>  | 3930           |
| 245 Atlantic Ave.   | \$5,500,000  | JACK ELKINS<br><i>The Fite Group</i>            | 4402           |
| 220 Eden Road       | \$5,295,000  | GARY LITTLE<br><i>The Fite Group</i>            | 4121           |
| 177 Queens Lane     | \$4,850,000  | ELIZABETH CLECKNER<br><i>The Corcoran Group</i> | 4100           |
| 236 La Puerta Way   | \$4,195,000  | THOR BROWN<br><i>The Fite Group</i>             | 3015           |
| 211 Seabreeze Ave.  | \$3,495,000  | LISA WILKINSON<br><i>Brown Harris Stevens</i>   | 2692           |
| 135 Chilean Ave.    | \$2,750,000  | LISA DOUGLAS<br><i>Douglas Elliman</i>          | 2032           |
| 233 Arabian Road    | \$2,650,000  | DANA KOCH<br><i>The Corcoran Group</i>          | 3818           |
| 225 Arabian Road    | \$2,550,000  | DANA KOCH<br><i>The Corcoran Group</i>          | 2703           |

\* \$1 MILLION AND ABOVE

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## REAL ESTATE HIGHLIGHT: CONDO/CO-OP/TOWNHOUSES

### PARK PLACE PENTHOUSE BRINGS \$3.8M

#### PREMIUM-PRICED BILTMORE CONDO & ORANGE GROVE PARK TOWNHOUSE INVIGORATE LISTING AVERAGES

There were eight Condo/Co-op/Townhouse sales in the \$1M-plus category in February, and 35 altogether. The highest sale was made by Cara McClure of Brown Harris Stevens for her \$3.8M sale of 369 South Lake Drive, Penthouse-A. Christian Angle of Christian Angle Real Estate listed the Park Place community property. The second highest was closed by John Campbell of The Corcoran Group for the \$3.2M unit at 2580 South Ocean Boulevard, which was listed by Dana Koch, also of the Corcoran Group. Additionally, of the five \$1M-plus sales made last month, Mr. Campbell closed two, as he also represented the buyer and seller for the townhouse at 2660 South Ocean Boulevard, selling it for \$1.2M.

The number of Condo/Co-op/Townhouse listings in the \$1M-plus category during the last three months has risen significantly as compared to the same period last year, as well as the average listing price. There were 73 properties listed in December through February at an average price of \$2.2M, as compared to 58 listings at an average price of \$1.7M for the same period last year. Myra Morrison of Brown Harris Stevens listed the Mediterranean townhouse at 205 Atlantic Avenue in Orange Grove Park for \$4.1M, making it the highest priced in its category for the month.

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## CONDO/CO-OP/TOWNHOUSE

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

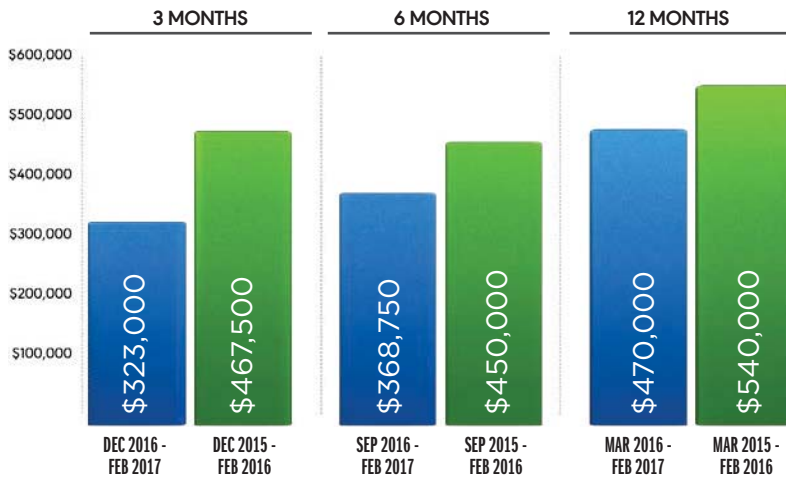
| ADDRESS                 | SOLD PRICE  | LISTING AGENT/AGENCY                                  | SELLING AGENT/AGENCY                        | DAYS ON MARKET | LIVING SQ. FT. |
|-------------------------|-------------|---|---|----------------|----------------|
| 369 S. Lake Drive, PH-A | \$3,758,274 | CHRISTIAN ANGLE<br><i>Christian Angle Real Estate</i> | CARA MCCLURE<br><i>Brown Harris Stevens</i> | 237            | 2897           |

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

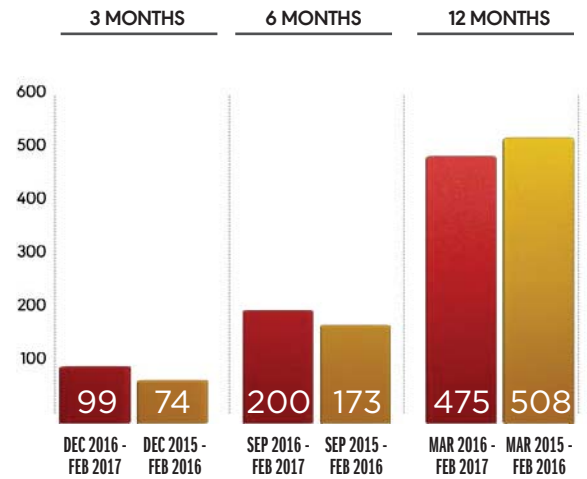
| ADDRESS                    | SOLD PRICE   | MONTH/YEAR | LISTING AGENT/AGENCY                                   | SELLING AGENT/AGENCY                                     | DAYS ON MARKET | LIVING SQ. FT. |
|----------------------------|--------------|------------|--|--|----------------|----------------|
| 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<br><i>Lawrence A. Moens Associates</i>  | LAWRENCE MOENS<br><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.          | \$6,975,000  | May-16     | UNKNOWN  | UNKNOWN  | PRIVATE SALE   | 3897           |
| 2 N. Breakers Row, N42     | \$6,798,000  | Nov-16     | CAROLE KOEPEL<br><i>Sotheby's International Realty</i> | CRISTINA CONDON<br><i>Sotheby's International Realty</i> | 230            | 3020           |
| 176 Sunset Ave.            | \$5,900,000  | May-16     | TONI HOLLIS<br><i>The Fite Group</i>                   | LIZA PULTZER<br><i>Brown Harris Stevens</i>              | 606            | 4724           |
| 180 Sunset Ave.            | \$5,650,000  | Jan-17     | TONI HOLLIS<br><i>The Fite Group</i>                   | TONI HOLLIS<br><i>The Fite Group</i>                     | 854            | 4724           |
| 200 Bradley Place, PH-3    | \$5,400,000  | Jan-17     | PAULETTE KOCH<br><i>The Corcoran Group</i>             | LAWRENCE MOENS<br><i>Lawrence A. Moens Associates</i>    | 3290           | 2536           |
| 421 Brazilian Ave.         | \$4,600,000  | Dec-16     | PAULETTE KOCH<br><i>The Corcoran Group</i>             | ANN SUMMERS<br><i>Brown Harris Stevens</i>               | 59             | 2786           |
| 164 Sunset Ave.            | \$4,202,557  | Mar-16     | CHRIS DEITZ<br><i>The Fite Group</i>                   | CRISTA FANJUL RYAN<br><i>Tina Fanjul Associates</i>      | 105            | 4831           |

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

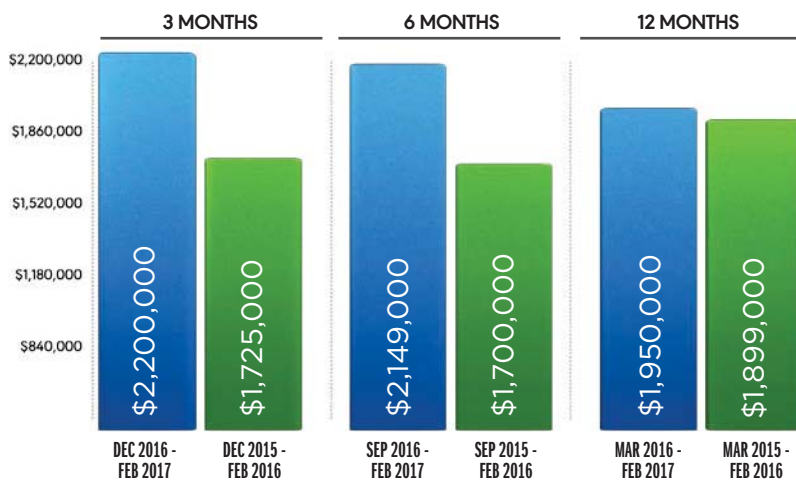
**MEDIAN SOLD PRICE  
CURRENT YEAR VS. PRIOR YEAR**



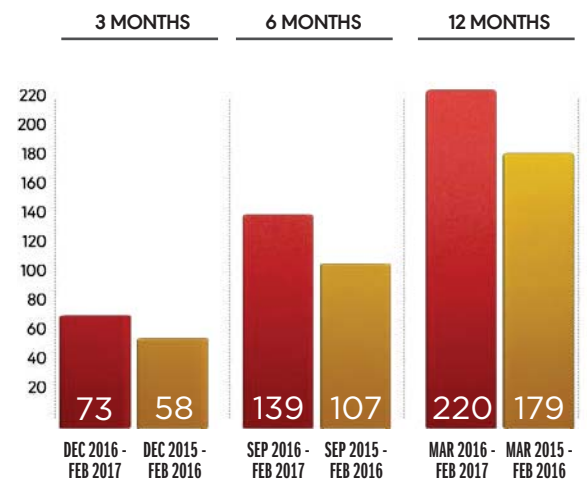
**TOTAL CONDOS SOLD  
CURRENT YEAR VS. PRIOR YEAR**



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



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



**CONDO/CO-OP/TOWNHOUSE SALES – FEBRUARY 2017**

| ADDRESS                            | SOLD PRICE  | LISTING AGENT/AGENCY                           | SELLING AGENT/AGENCY                            | DAYS ON MARKET | LIVING SQ. FT. |
|------------------------------------|-------------|--|---|----------------|----------------|
| 369 S. Lake Drive, PH-A            | \$3,758,274 | CHRISTIAN ANGLE—Christian Angle Real Estate    | CARA MCCLURE—Brown Harris Stevens               | 237            | 2897           |
| 2580 S. Ocean Blvd., 2B3           | \$3,175,000 | DANA KOCH—The Corcoran Group                   | JOHN CAMPBELL—The Corcoran Group                | 161            | 2650           |
| 100 Sunrise Ave., 522              | \$2,399,000 | HAL MATHESON—U Realty                          | PRIVATE SALE                                    | 104            | 1972           |
| 100 Royal Palm Way, G2             | \$2,200,000 | PRIVATE SALE                                   | PRIVATE SALE                                    | UNKNOWN        | 1428           |
| 127 Peruvian Ave., 303             | \$1,185,000 | PETER MAHLER—Wilshire International Realty     | LUCY BAUER—Brown Harris Stevens                 | 116            | 1428           |
| 2660 S. Ocean Blvd., 305N          | \$1,150,000 | JOHN CAMPBELL—The Corcoran Group               | JOHN CAMPBELL—The Corcoran Group                | 87             | 1900           |
| 173 Peruvian Ave., 4               | \$1,100,000 | JAMES EDWARDS—Sotheby's International Realty   | SUZANNE FRISBIE—The Corcoran Group              | 174            | 1064           |
| 2275 S. Ocean Blvd., 304N          | \$1,070,500 | ASHLEY COPELAND—Brown Harris Stevens           | MARYANN CHOPP—Sotheby's International Realty    | 393            | 1868           |
| 3140 S. Ocean Blvd., 404N          | \$986,250   | SCOTT GORDON—Scott Gordon Realty               | SHARON KIRKLAND—Illustrated Properties          | 119            | 2173           |
| 170 Chilean Ave., 5A               | \$940,000   | WENDY BOWES—The Fite Group                     | EDWARD DUKEHART—Brown Harris Stevens            | 293            | 1201           |
| 3400 S. Ocean Blvd., 6FII          | \$886,315   | HARVEY MILLSTEIN—Illustrated Properties        | BURTON MINKOFF—The Corcoran Group               | 111            | 2119           |
| 3560 S. Ocean Blvd., PH1           | \$825,100   | YAROSLAVA MADAN—The Corcoran Group             | BETSEY HALL—Hall Real Estate                    | 34             | 2025           |
| 3600 S. Ocean Blvd., 604           | \$655,000   | LAURA URNESS—Lang Realty                       | LAURA URNESS—Lang Realty                        | 188            | 2612           |
| 401 Peruvian Ave., 3040            | \$575,000   | PAIGE ROBINSON—Robinson Realty                 | PATRICIA MAHANEY—Sotheby's International Realty | 62             | 580            |
| 44 Coconut Row, 506A               | \$400,000   | HAROLD MATHESON—U Realty                       | MONIQUE MATHESON—Monique Matheson Properties    | 98             | 900            |
| 45 Coconut Row, 123B               | \$368,000   | TARA PEARL—Palm Beach Real Estate              | THOMAS BENZ—Douglas Elliman                     | 377            | 1308           |
| 3590 S. Ocean Blvd., 807           | \$325,000   | RHONDA SHOuate—Valore Group Real Estate        | MAURICE ABOOD—Mizner Grande Realty              | 150            | 1417           |
| 2850 S. Ocean Blvd., 306           | \$315,000   | ALICE HODACH—Keller Williams                   | MARIA BARBER—Century 21 America's Choice        | 119            | 994            |
| 2505 S. Ocean Blvd., 316           | \$300,000   | NICOLA HIGGINS—Douglas Elliman                 | BECKY BUZZELLI—Scott Gordon Realty              | 115            | 1116           |
| 2774 S. Ocean Blvd., 310           | \$300,000   | SHAWN OLSON—The Fite Group                     | NANCY ROTH—Brown Harris Stevens                 | 178            | 1294           |
| 2505 S. Ocean Blvd., 212           | \$274,000   | STEPHANIE LEFES—Sotheby's International Realty | JACQUELINE CRENSHAW—The Corcoran Group          | 416            | 1116           |
| 235 Sunrise Ave., 1025, 1027, 1029 | \$259,960   | JOAN WENZEL—Douglas Elliman                    | PRIVATE SALE                                    | 33             | 800            |
| 3575 S. Ocean Blvd., 404           | \$254,900   | RONNIE GERSTEL—Illustrated Properties          | LIANA VERKADEN—Scott Gordon Realty              | 148            | 1286           |
| 2275 S. Ocean Blvd., 201 A         | \$245,500   | SUSAN VAN PELT—Sotheby's International Realty  | BURTON MINKOFF—The Corcoran Group               | 63             | 978            |
| 3570 S. Ocean Blvd., 407           | \$205,000   | ROSE WEINSTEIN—Century 21 Tenace Realty        | LINDA ESSIG—Valore Group Real Estate            | 227            | 1140           |
| 3545 S. Ocean Blvd., 206           | \$190,000   | DANIEL COLANGELO—East Coast Realty             | PETER MULLER—East Coast Realty                  | 23             | 1150           |
| 2840 S. Ocean Blvd., 524           | \$190,000   | YOUNG KIM—The Corcoran Group                   | TARU DEANDREA—Trulux Real Estate                | 78             | 1256           |
| 2773 S. Ocean Blvd., 514           | \$182,500   | JUDITH LYONS—The Fite Group                    | ISABEL LEO—Illustrated Properties               | 117            | 1389           |
| 3450 S. Ocean Blvd., 214           | \$178,000   | PATRICIA JIMESON—Coldwell Banker               | PATRICIA JIMESON—Coldwell Banker                | 76             | 1008           |
| 2840 S. Ocean Blvd., 524           | \$166,950   | YOUNG KIM—The Corcoran Group                   | TARU DEANDREA—Trulux Real Estate                | 55             | 700            |
| 3030 S. Ocean Blvd., 330           | \$150,000   | BOB JACKSON—Bob Jackson Inc                    | AUDREY BLOODWORTH—Highlight Realty              | 139            | 864            |
| 235 Sunrise Ave., 2224             | \$130,000   | JOSEPH DEFINA—Sotheby's International Realty   | JEAN ELLEN HERON—The Fite Group                 | 35             | 389            |
| 4001 S. Ocean Blvd., 312           | \$115,000   | SUSAN HORNE—RE/MAX                             | PAUL CROWE—RE/MAX                               | 81             | 760            |
| 4201 S. Ocean Blvd., L5            | \$115,000   | KASEE VICKERY—Exit Realty Premier              | JENNIFER BUZZELLI—Scott Gordon Realty           | 263            | 728            |
| 3500 S. Ocean Blvd., 223           | \$64,000    | BO ALLEN—Illustrated Properties                | ERIN ALLEN—Illustrated Properties               | 12             | 550            |

**CONDO/CO-OP/TOWNHOUSES NEW TO THE MARKET – FEBRUARY 2017\***

| ADDRESS                    | SOLD PRICE  | LISTING AGENT/AGENCY                            | LIVING SQ. FT. |
|----------------------------|-------------|---|----------------|
| 205 Atlantic Ave.          | \$4,100,000 | MYRA MORRISON—Brown Harris Stevens              | 3421           |
| Bradley Place, 714         | \$3,545,000 | CHRISTIAN ANGLE—Christian Angle Real Estate     | 3007           |
| 2100 S. Ocean Blvd., 108N  | \$3,300,000 | KAREN DONNELLY—The Fite Group                   | 3108           |
| 2100 S. Ocean Blvd., 308N  | \$3,150,000 | ELIZABETH HOADLEY—Keller Williams Realty        | 3107           |
| 100 Sunrise Ave., 614      | \$2,795,000 | CRISTA RYAN—Tina Fanjul Associates              | 1673           |
| 150 Bradley Place, 703     | \$2,795,000 | LAWRENCE MOENS—Lawrence A. Moens Associates     | 1568           |
| 170 N. Ocean Blvd., 401    | \$2,695,000 | TARA PEARL—Palm Beach Real Estate               | 1830           |
| 250 Bradley Place, 208     | \$2,500,000 | MARIA BOALT—Tina Fanjul Associates              | 1670           |
| 2000 S. Ocean Blvd., 505N  | \$2,200,000 | JOAN WENZEL—Douglas Elliman                     | 2816           |
| 3100 S. Ocean Blvd., 404N  | \$1,950,000 | SCOTT GORDON—Scott Gordon Realty Associates     | 2244           |
| 2660 S. Ocean Blvd., 303N  | \$1,795,000 | JOAN WENZEL—Douglas Elliman                     | 2606           |
| 201 Everglade Ave., 205    | \$1,500,000 | RAYMOND EIKLEBERRY—Coldwell Banker              | 1503           |
| 3543 S. Ocean Blvd., 107   | \$1,375,000 | TONI HOLLIS—The Fite Group                      | 2300           |
| 3100 S. Ocean Blvd., 105N  | \$1,350,000 | MONIQUE MATHESON—Monique Matheson Properties    | 2913           |
| 3475 S. Ocean Blvd., PH2   | \$1,240,000 | KEVIN DICKENSON—Berkshire Hathaway HomeServices | 2955           |
| 130 Sunrise Ave., 206      | \$1,200,000 | BILL KIRK—Douglas Elliman                       | 1580           |
| 350 S. Ocean Blvd., 107    | \$1,195,000 | LINDA OLSSON—Linda R. Olsson                    | 1234           |
| 3100 S. Ocean Blvd., 306S  | \$1,195,000 | FERN FODIMAN—Sotheby's International Realty     | 2244           |
| 227 Australian Ave., 1D    | \$1,150,000 | BRADFORD MILLER—The Corcoran Group              | 1287           |
| 354 Chilean Ave., 3D       | \$1,100,000 | HEATHER WOOLEMS—Sotheby's International Realty  | 1225           |
| 3120 S. Ocean Blvd., 1-302 | \$1,000,000 | STEPHANIE LEFES—Sotheby's International Realty  | 2497           |



## LAND USE/CONSTRUCTION HIGHLIGHT

### \$2.5M PERMIT PULLED FOR ISLAND DRIVE LUXURY RESIDENCE

#### YOUCHAK & YOUCHAK PULLS \$2M IN PERMITS FOR PALM BEACH COUNTRY CLUB

Although the total valuations of \$100K-plus permits granted during the last three month spread has decreased as compared to the same period last year, at \$12M vs. \$25M, in February two contractors were responsible for over \$5M in permit valuations alone. Rogers General Contracting pulled the permit with the highest valuation in February for their \$2.5M new residence project on 520 Island Drive, which also made the Top 10 of the year. Additionally last month, Youchak & Youchak pulled permits totaling \$2M for their Palm Beach Country Club projects.

The number of Land Use Applications presented to The Town Council during the last 12-month period rose to 201, an increase of 32, as compared to the same period of the previous year. While over 45 architects appeared before the ARCOM and Landmarks Commissions in the 12-month spread ending in February, the five architects with the most appearances remained the same, albeit with a slight shift in order. SKA Architect + Planner and Smith & Moore Architects made the most appearances, respectively, while Dailey Janssen Architects moved into the third spot with 10 Major Project Reviews.

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## LAND USE/CONSTRUCTION

### LARGEST BUILDING PERMIT ISSUED LAST MONTH - FEBRUARY 2017\*

| TYPE                         | ADDRESS          | VALUE       | CONTRACTOR/APPLICANT       | ARCHITECT                |
|------------------------------|------------------|-------------|----------------------------|--------------------------|
| Residential New Construction | 520 Island Drive | \$2,500,000 | Rogers General Contracting | Daily Janssen Architects |

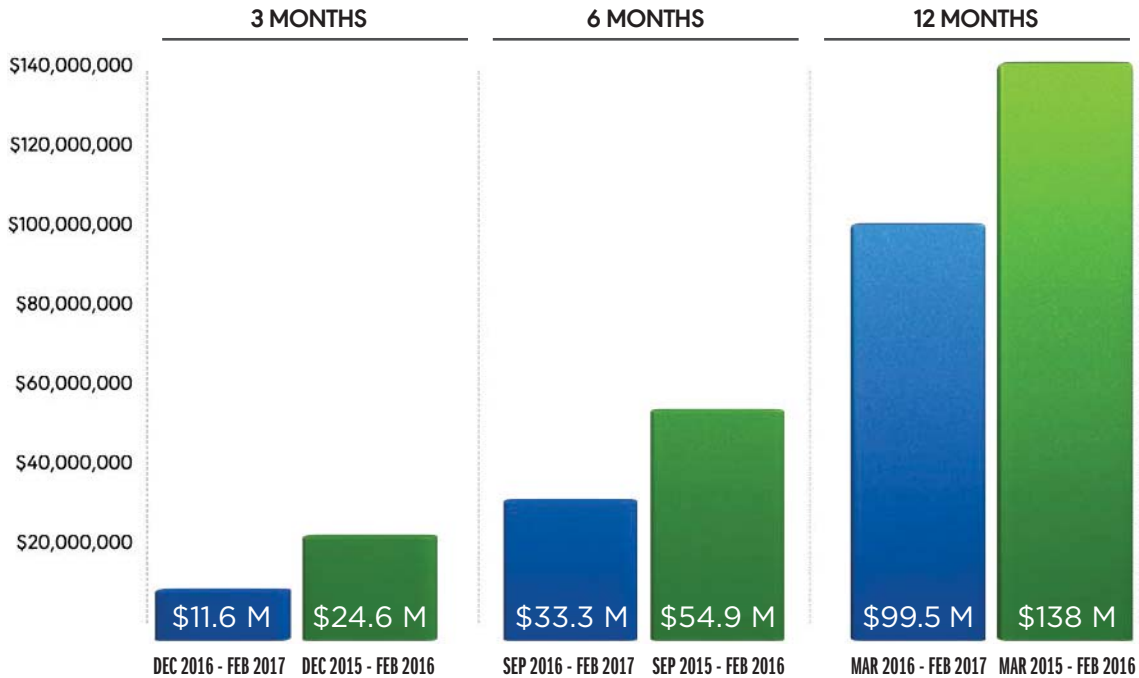
### TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS\*

| 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  |
| 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           |
| 520 Island Drive    | \$2,500,000  | Feb-17     | Rogers General Contracting   | Dailey Janssen 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

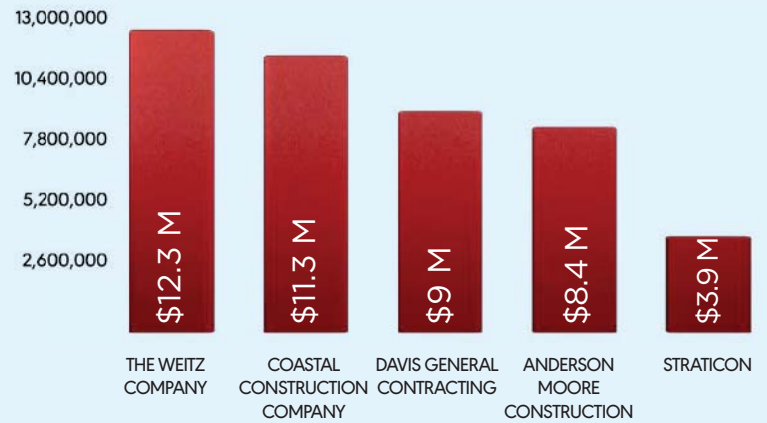
### BUILDING PERMITS OVER \$100K\*



### TOP 5 CONTRACTORS BY VOLUME OF PERMITS - LAST 12 MONTHS\* (MARCH 2016 - FEBRUARY 2017)



### TOP 5 CONTRACTORS BY VALUE OF PERMITS - LAST 12 MONTHS\* (MARCH 2016 - FEBRUARY 2017)

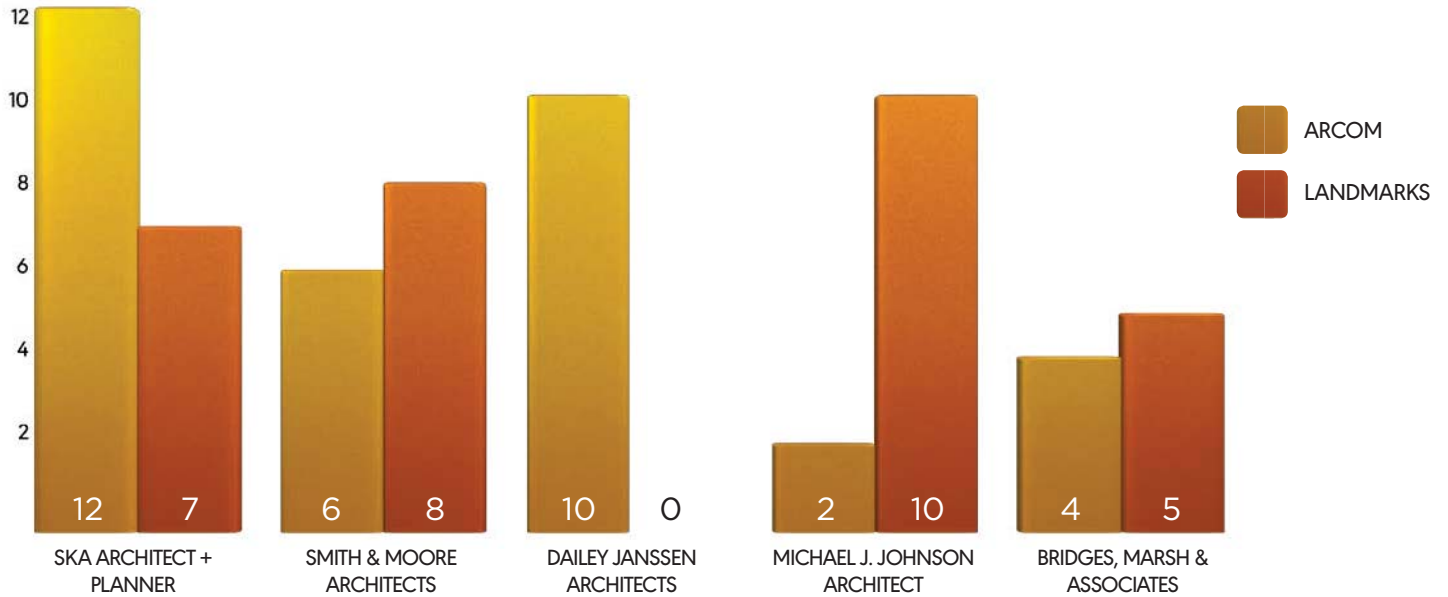


\* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

## LAND USE/CONSTRUCTION

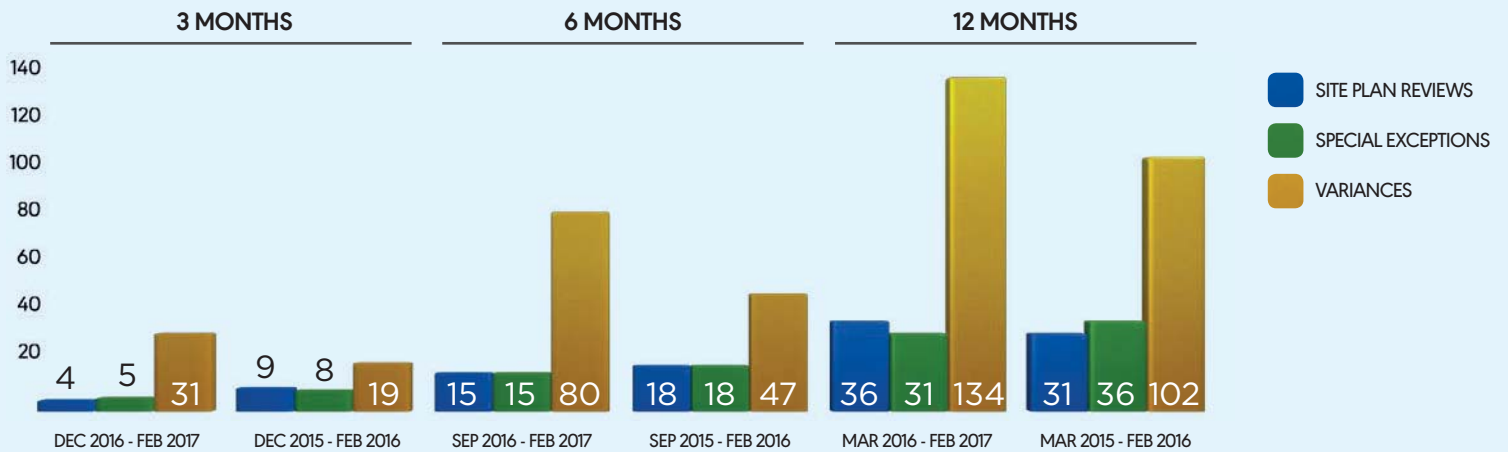
### TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS\*

(CURRENT YEAR: MARCH 2016 - FEBRUARY 2017)



### TOTAL LAND USE APPLICATIONS

(CURRENT VS PRIOR YEAR)



\* INITIAL APPEARANCES NOT INCLUDING LANDSCAPE AND HARDSCAPE APPEARANCES



# RABIDEAU LAW

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## ONLINE RESOURCES

Beach Access: [www.rabideau-law.com/beach-access/](http://www.rabideau-law.com/beach-access/)

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

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