

RABIDEAU LAW BRIEF

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

APRIL 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

WATERFRONT-TO-WATERFRONT ESTATE BRINGS \$15M AND MAKES TOP 10

EVERGLADES ISLAND ESTATE OVERLOOKING THE GOLF COURSE ENTERS THE MARKET AT \$17M

The priciest real estate transaction in March, and one of the annual Top 10 was made by Lawrence Moens of Lawrence A. Moens Associates for his \$15M sale of the property at 149 East Inlet Drive, located at the ocean and inlet flanked tip of the island. Additionally, a \$10.2M sale was listed by Heather Bretzlaff of The Corcoran Group, and closed by Ashley Copeland of Brown Harris Stevens for 1558 N. Ocean Way; and a \$6M sale was also listed by Heather Bretzlaff of The Corcoran Group, and closed by Christian Angle of Christian Angle Real Estate for 257 Sandpiper Drive.

The median sale price for Single Family Homes in the \$1M-plus category for January through March is the same as last year at \$4M. The median listing price for the same period is \$5.4M for 2017, and \$5M for 2016. The number of home sales and new listings has also increased to 15 and 28 in March, as compared to 9 and 16 in February. However, the three-month averages are down by 14% for number of homes sold, and 6% for new listings as compared to the previous year. Bradford Miller of The Corcoran Group contributed to the rising listing median price with the \$17M listing of the 534 Island Drive estate on Everglades Island.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE - LAST MONTH

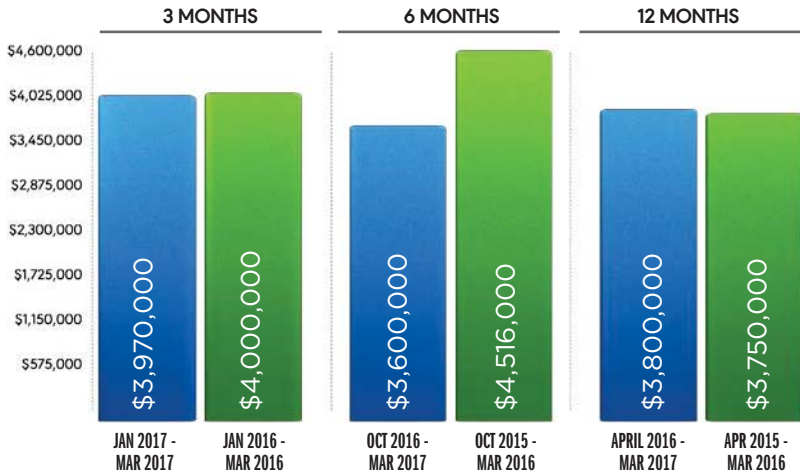
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
142 E. Inlet Drive	\$14,640,000	Mar-17	UNKNOWN	UNKNOWN	PRIVATE SALE	4370

TOP 10 LARGEST SINGLE FAMILY HOME SALES - LAST 12 MONTHS

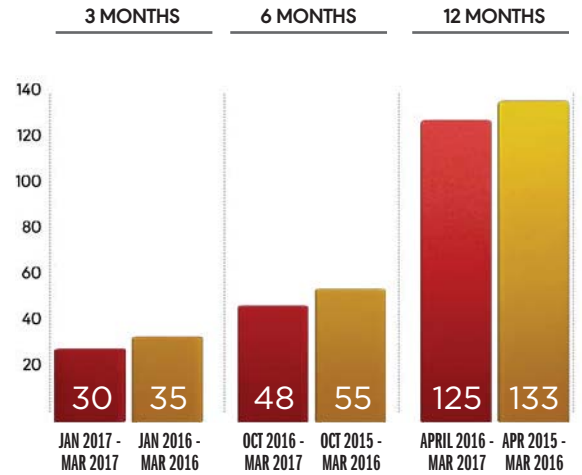
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1290 S. Ocean Blvd.	\$85,000,000	Jan-17	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	6318
101 Indian Road	\$49,000,000	Feb-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	76	18300
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>	181	12747
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	43279
225 Indian Road	\$32,000,000	Feb-17	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	NEW CONSTRUCTION	12445
900 N. Lake Way	\$25,500,000	May-16	PAULETTE KOCH <i>The Corcoran Group</i>	PAULETTE 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
149 E. Inlet Drive	\$14,640,000	Mar-17	UNKNOWN	UNKNOWN	PRIVATE SALE	4370

PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

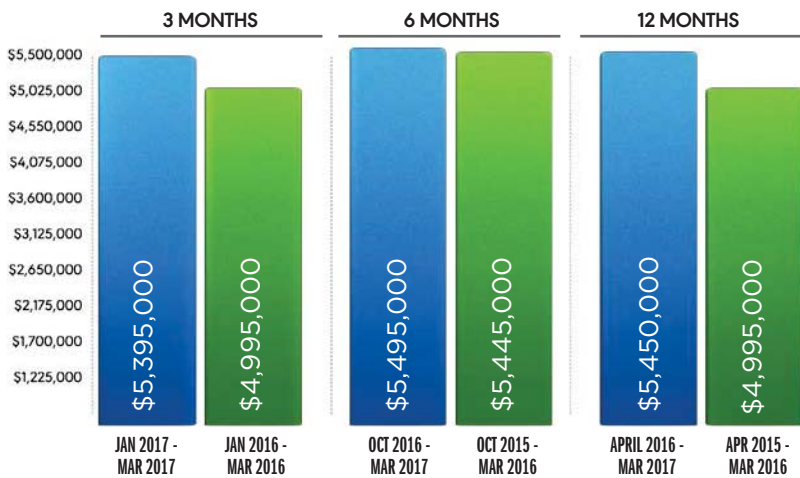
MEDIAN SOLD PRICE* CURRENT YEAR VS. PRIOR YEAR



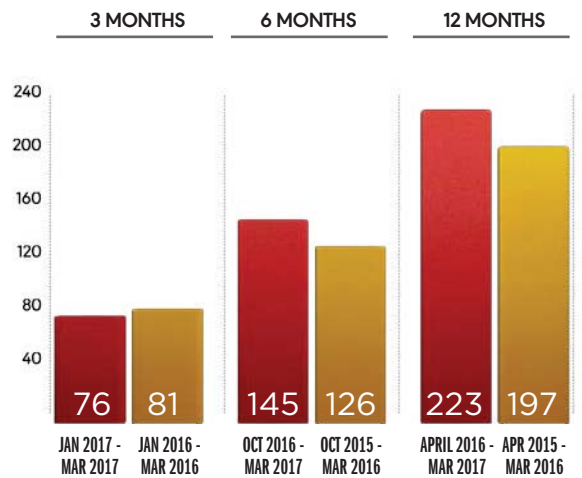
TOTAL HOMES SOLD* CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE* CURRENT YEAR VS. PRIOR YEAR



TOTAL HOMES LISTED* CURRENT YEAR VS. PRIOR YEAR



* \$1 MILLION AND ABOVE

SINGLE FAMILY HOME SALES - MARCH 2017*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
149 E. Inlet Drive	\$14,640,000	LAWRENCE MOENS—Lawrence A. Moens Associates	LAWRENCE MOENS—Lawrence A. Moens Associates	308	4370
1558 N. Ocean Way	\$10,200,000	HEATHER BRETZLAFF—The Corcoran Group	ASHLEY COPELAND—Brown Harris Stevens	346	7593
257 Sandpiper Drive	\$6,000,000	HEATHER BRETZLAFF—The Corcoran Group	CHRISTIAN ANGLE—Christian Angle Real Estate	356	4238
253 Jamaica Lane	\$5,400,000	CHRISTIAN ANGLE—Christian Angle Real Estate	ASHLEY COPELAND—Brown Harris Stevens	234	4375
254 Palmo Way	\$4,250,000	JAMES MCCANN—The Corcoran Group	DENISE HANLEY—Denise A. Hanley, Inc.	356	3466
144 Seminole Ave.	\$3,970,000	FERN FODIMAN—Sotheby's International Realty	CHRISTIAN ANGLE—Christian Angle Real Estate	27	4089
211 Seabreeze Ave.	\$3,366,500	DANA KOCH—The Corcoran Group	JORDAN EDGLEY—Illustrated Properties	1	2692
358 Hibiscus Ave.	\$3,337,500	CRISSY POORMAN—Sotheby's International Realty	TONY ANGIULI—Q Properties	445	3010
201 Ocean Terrace	\$3,200,000	PRIVATE SALE	PRIVATE SALE	UNKNOWN	3165
273 List Road	\$3,000,000	VICTOR DE MARINIS—City Plaza Realty	KIM RAICH—Sotheby's International Realty	167	3007
223 Orange Grove Road	\$2,800,000	CHRISTIAN ANGLE—Christian Angle Real Estate	ROBERT KANJIAN—Lawrence A. Moens Associates	379	3752
255 Plantation Road	\$2,750,000	STEVE DAVIS—Douglas Elliman	STEVE DAVIS—Douglas Elliman	356	3078
200 Via Linda	\$2,500,000	MARY BOYKIN—Sotheby's International Realty	STEPHEN PLOOF—Linda A. Gary Real Estate	317	2300
251 Atlantic Ave.	\$1,450,000	DANA KOCH—The Corcoran Group	HEIDI COLE—Waterfront Properties	35	1104
254 N. County Road	\$1,450,000	SCOTT GORDON—Scott Gordon Realty Associates	BEN STEIN—The Fite Group	1037	3380

SINGLE FAMILY HOMES - NEW TO THE MARKET - MARCH 2017*

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
534 Island Drive	\$16,900,000	BRADFORD MILLER—The Corcoran Group	6874
315 Clarke Ave.	\$12,500,000	GARY POHRER—Douglas Elliman	8050
880 S. Ocean Blvd.	\$10,800,000	JAMES MCCANN—The Corcoran Group	5253
960 N. Ocean Blvd.	\$10,500,000	LIZA PULTZER—Brown Harris Stevens	4543
1280 N. Lake Way	\$9,875,000	CHRISTIAN ANGLE—Christian Angle Real Estate	2594
200 Esplanade Way	\$9,250,000	CHRISTIAN ANGLE—Christian Angle Real Estate	5305
624 Island Drive	\$9,250,000	CHRISTIAN ANGLE—Christian Angle Real Estate	LOT SALE
200 Eden Road	\$8,750,000	CAROLE HOGAN—Brown Harris Stevens	5756
1185 N. Lake Way	\$7,950,000	LAWRENCE MOENS—Lawrence A. Moens Associates	4444
220 Ocean Terrace	\$7,750,000	CHRISTIAN ANGLE—Christian Angle Real Estate	4998
1072 N. Ocean Blvd.	\$7,000,000	CHRISTIAN ANGLE—Christian Angle Real Estate	5776
204 Jamaica Lane	\$6,395,000	WILLIAM YAHN—The Corcoran Group	4463
1 Golfview Road	\$5,975,000	SHIRLEY WYNER—The Fite Group	4395
227 Miraflores Drive	\$5,900,000	PAULA WITTMANN—The Fite Group	3811
991 N. Lake Way	\$5,495,000	WALLY TURNER—Sotheby's International Realty	6290
272 List Road	\$5,000,000	CHRISTIAN ANGLE—Christian Angle Real Estate	3451
208 Bahama Lane	\$4,995,000	KERRY WARWICK—Douglas Elliman	3583
232 Angler Ave.	\$4,980,000	CHRISTIAN ANGLE—Christian Angle Real Estate	3351
200 Mockingbird Trail	\$3,600,000	JEFF CLONINGER—Sotheby's International Realty	1833
247 Miraflores Drive	\$3,450,000	STEPHEN MCPARTLIN—Linda A. Gary Real Estate	2564
210 Miraflores Drive	\$3,295,000	STEPHEN PLOOF—Linda A. Gary Real Estate	1476
128 Australian Ave.	\$3,250,000	LIZA PULTZER—Brown Harris Stevens	2791
276 Jamaica Lane	\$3,100,000	CAROLE KOEPEL—Sotheby's International Realty	2952
262 Orange Grove Road	\$2,900,000	GARY POHRER—Douglas Elliman	2565
251 Park Ave.	\$1,495,000	LINDA OLSSON—Linda A. Gary Real Estate	2737
0 Heritage Farms Road	\$1,150,000	MARYAM SCHAG—The Dirt Brokers	LOT SALE

* \$1 MILLION AND ABOVE

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REAL ESTATE HIGHLIGHT: CONDO/CO-OP/TOWNHOUSES

HIGHEST-OF-YEAR SALE: BREAKERS ROW CONDO BRINGS \$15.5M

SLOAN'S CURVE AND 330 SOUTH OCEAN CONDOS SELLING FOR \$3.1M

March's condo real estate activity just added a new highest-annual-sale. Lawrence Moens of Lawrence A. Moens Associates' \$15.M sale of Unit 44, 2 North Breakers Row takes first place as the highest 12-month sale in the Condo/Coop/Townhouse category. Condo sales overall remain robust with 13 homes sold in the \$1M-plus category, and 48 altogether. Contributing to March's healthy price average were two \$3.1M sales made by The Fite Group with Karen Donnelly listing and selling the property at 2000 S. Ocean Boulevard, and the Corcoran Group with Grace Brown listing 330 Ocean Boulevard, Unit 4F and Paula Mikus representing the buyer.

Christian Angle of Christian Angle Real Estate made the highest Condo/Co-op/Townhouse listing in March for the 7000 square-foot townhouse, Unit 503/504 at 3000 South Ocean Boulevard, priced at \$7.8M. Twenty-three New-To-The-Market listings in the \$1M-plus category were added in March, and 72 were added during the last three months, as compared to 64 during the previous year. The average listing price has risen by 26% and 20% for the last three-month and six-month increments, respectively, as compared to the same periods the previous year.

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CONDO/CO-OP/TOWNHOUSE

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

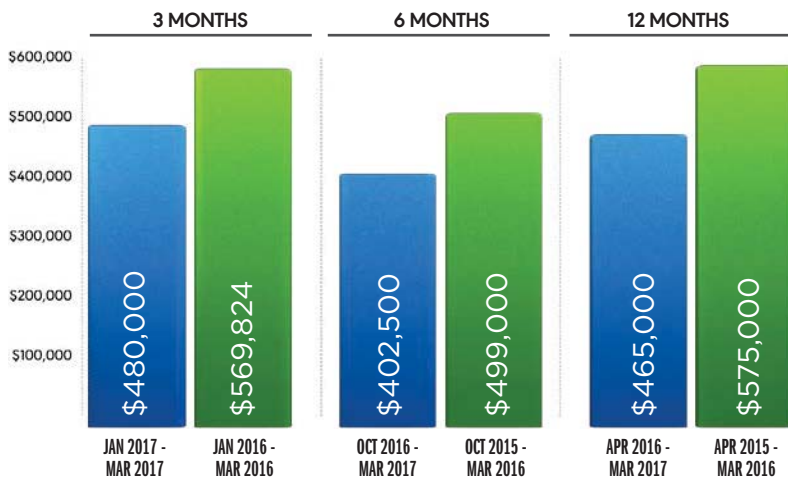
ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S44	\$15,500,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	147	3761

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

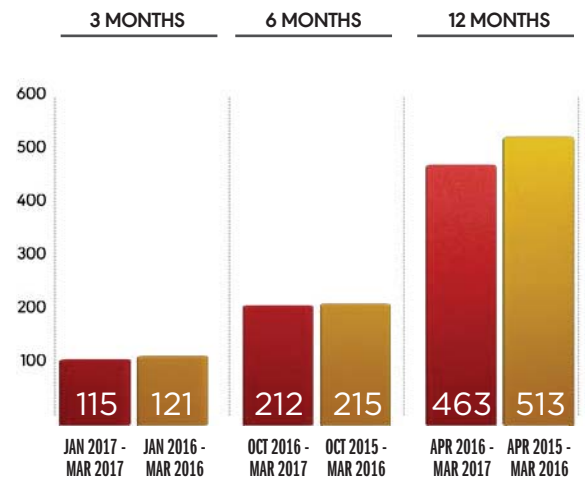
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S44	\$15,500,000	Mar-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	147	3761
102 Gulfstream Road	\$13,900,000	Sep-16	UNKNOWN	UNKNOWN	PRIVATE SALE	6531
2 N. Breakers Row, C44	\$10,225,000	May-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	633	3368
2 N. Breakers Row, C14	\$10,225,000	Jun-16	UNKNOWN	UNKNOWN	PRIVATE SALE	1714
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 KOEPPPEL <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 PULTIZER <i>Brown Harris Stevens</i>	606	4724
180 Sunset Ave.	\$5,650,000	Jan-17	TONI HOLLIS <i>The Fite Group</i>	TONI HOLLIS <i>The Fite Group</i>	854	4724
200 Bradley Place, PH3	\$5,400,000	Jan-17	PAULETTE KOCH <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	3290	2536

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

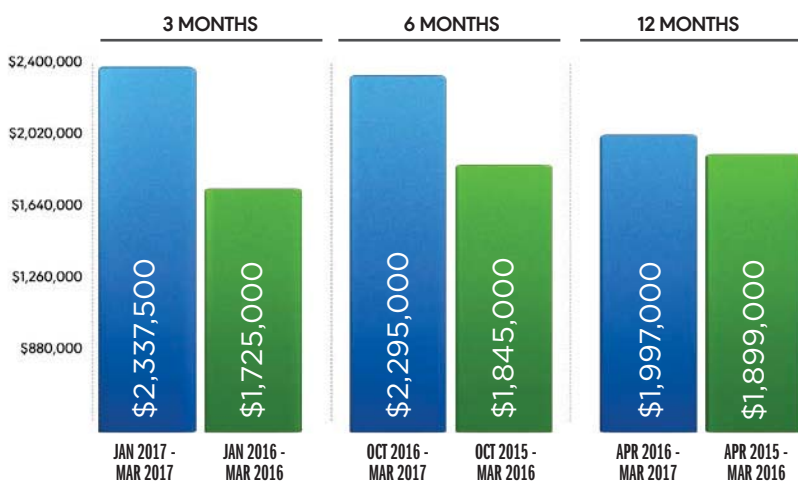
MEDIAN SOLD PRICE CURRENT YEAR VS. PRIOR YEAR



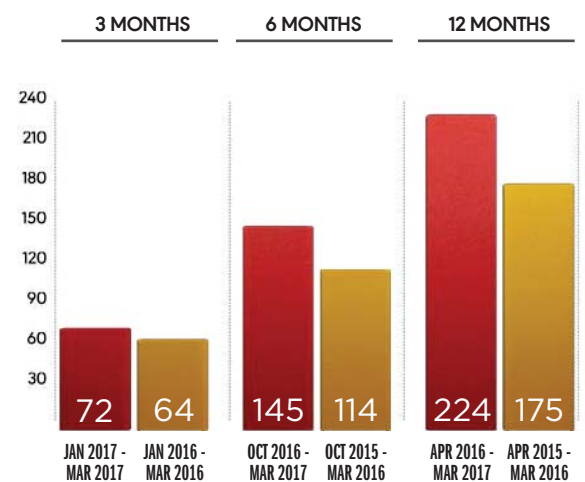
TOTAL CONDOS SOLD CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE* CURRENT YEAR VS. PRIOR YEAR



TOTAL CONDOS LISTED* CURRENT YEAR VS. PRIOR YEAR



* \$1 MILLION AND ABOVE
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CONDO/CO-OP/TOWNHOUSE SALES – MARCH 2017

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S44	\$15,500,000	LAWRENCE MOENS—Lawrence A. Moens Associates	LAWRENCE MOENS—Lawrence A. Moens Associates	147	3761
2000 S. Ocean Blvd., 308/309	\$3,135,000	KAREN DONNELLY—The Fite Group	KAREN DONNELLY—The Fite Group	63	5664
330 S. Ocean Blvd., 4F	\$3,100,000	PAULA MIKUS—The Corcoran Group	GRACE BROWN—The Corcoran Group	247	2454
130 Sunrise Ave., 216W	\$2,950,000	DOROTHY ENGLS-GULDEN—Dorothy Engles Gulden Inc	UNKNOWN	15	1097
100 Sunrise Ave., PH10	\$2,600,000	ASHLEY MCINTOSH—Douglas Elliman	HAZEL RUBIN—Fite Shavell & Associates	327	2433
250 Bradley Place, 708	\$2,500,000	DANA KOCH—The Corcoran Group	CHRISTINE GIBBONS—Sotheby's International Realty	209	1688
100 Sunrise Ave., 202	\$2,350,000	DANA KOCH—The Corcoran Group	DANA KOCH—The Corcoran Group	60	1646
306 Atlantic Ave., 3	\$1,500,000	UNKNOWN	UNKNOWN	PRIVATE SALE	3411
429 Australian Ave., 9	\$1,475,000	CHRISTINE GIBBONS—Sotheby's International Realty	ROBIN DONNELLY—The Fite Group	287	1625
130 Sunrise Ave., 303	\$1,207,500	DANA KOCH—The Corcoran Group	CHRISTIAN ANGLE—Christian Angle Real Estate	356	1673
3120 S. Ocean Blvd., 3-502	\$1,100,000	MARYANN CHOPP—Sotheby's International Realty	KRISTEN SOMMERER—Douglas Elliman	168	2621
350 S. Ocean Blvd., 201	\$1,085,000	KYLE KAHRIMAN—Brown Harris Stevens	TONI HOLLIS—The Fite Group	413	1226
3100 S. Ocean Blvd., 50S	\$1,000,000	SCOTT GORDON—Scott Gordon Realty Associates	SCOTT GORDON—Scott Gordon Realty Associates	498	2913
3140 S. Ocean Blvd., 404	\$986,250	SCOTT GORDON—Scott Gordon Realty Associates	SHARON KIRKLAND—Illustrated Properties	PRIVATE SALE	2173
300 S. Ocean Blvd., 4F	\$825,000	THOMAS HOLMES—Valore Group Real Estate	PAMELA MILLER—The Corcoran Group	301	1370
170 Chilean Ave., 5B	\$801,000	JOSEPH BORZILLIERI—The Corcoran Group	BRADFORD MILLER—The Corcoran Group	70	1201
3600 S. Ocean Blvd., 504	\$725,000	GUY BUZZELLI—Scott Gordon Realty Associates	JOSEPH CRAWFORD—Keller Williams Coastal Partners	384	2959
100 Sunrise Ave., 221	\$675,000	WHITNEY MCGURK—Brown Harris Stevens	CAPPY ABRAHAM—Palm Beach Residential Properties	31	1665
2500 S. Ocean Blvd., 2A1	\$635,000	PAULETTE KOCH—The Corcoran Group	DENISE SEGRAVES—Sotheby's International Realty	332	2590
300 S. Ocean Blvd., 2G	\$600,000	ROSALIND CLARKE—The Corcoran Group	KYLE KAHRIMAN—Brown Harris Stevens	99	1367
3546 S. Ocean Blvd., 501	\$600,000	ANNA CELLAROVA—Palm Beach Realty	ANNA CELLAROVA—Palm Beach Realty	44	1592
2600 S. Ocean Blvd., 204N	\$570,000	DONALD GORBACH—3in3 Realty	JUDITH LYONS—The Fite Group	85	1750
44 Coconut Row., 328B	\$560,000	CAPPY ABRAHAM—Palm Beach Residential Properties	TONI HOLLIS—The Fite Group	65	1272
250 Bradley Place., 202	\$530,000	SUZANNE FRISBIE—The Corcoran Group	MADELEINE CALDER—The Corcoran Group	210	871
44 Coconut Row., 406B	\$520,000	CAPPY ABRAHAM—Palm Beach Residential Properties	CAPPY ABRAHAM—Palm Beach Residential Properties	89	900
2195 Ibis Isle Road, 4	\$519,000	MARYANN CHOPP—Sotheby's International Realty	LAWRENCE MOENS—Lawrence A. Moens Associates	213	1404
2760 S. Ocean Blvd., 50S	\$515,000	D'ANN SPANGLER—Modern Living Real Estate	MARYANN CHOPP—Sotheby's International Realty	60	1150
3610 S. Ocean Blvd., 410	\$480,000	LIANA VERKADEN—Scott Gordon Realty Associates	CHRISTIAN HOHEB—Home 61 Miami	282	1687
2730 S. Ocean Blvd., 307	\$405,000	PEGGY PENZENIK—Illustrated Properties	PEGGY PENZENIK—Illustrated Properties	167	1225
3450 S. Ocean Blvd., 510	\$370,000	ALICE LONNQVIST—Home Max Realty International	UNKNOWN	78	1292
2784 S. Ocean Blvd., 306N	\$350,000	SCOTT GORDON—Scott Gordon Realty Associates	ELLIOT EPSTEIN—Brown Harris Stevens	267	1659
3520 S. Ocean Blvd., 303H	\$300,000	GARY ALLEN—Illustrated Properties	PAMELA TAYLOR—Lehmann Realty	180	1566
3475 S. Ocean Blvd., 716	\$290,000	MARION SURO—The Keyes Company	LENA INGRAHAM—Brown Harris Stevens	217	1395
2773 S. Ocean Blvd., 103	\$230,000	ANA GUERRA—Lang Realty	MINDY GORDON—Scott Gordon Realty	91	1389
2505 S. Ocean Blvd., 2110	\$220,000	JER ZENIERIS—RE/MAX Properties	CHRISTINE FRANKS—Wilshire International Realty	192	1116
3450 S. Ocean Blvd., 2190	\$218,000	KIM ULLRICH-FLORESER—A Home Run Real Estate	JUDITH COLOZZO—Distinct Estates	176	1293
3589 S. Ocean Blvd., 609	\$194,000	MARK HIRST—Realty Associates Florida Properties	LENORE GALASSO—Brown Harris Stevens	18	1104
3540 S. Ocean Blvd., 610	\$157,000	NICOLE STEWART—Park View Realty	VILMA BREIDBORD—DNS International Realty	208	802
4201 S. Ocean Blvd., J6	\$152,500	MARILYN TESTA—The K Company Realty	JENNIFER BOOKER—Copeland & Co. Real Estate	461	1017
4501 S. Ocean Blvd., D3	\$152,000	ANDREA STEVENS—Realty Professionals	DAVID SANTANGELO—Keller Williams Realty	90	1017
235 Sunrise Ave., 2207	\$145,900	JOSEPH SCHEERER—Douglas Elliman	MIA MORRISON—Douglas Elliman	177	389
4201 S. Ocean Blvd., L7	\$129,900	LAURA URNESS—Lang Realty	ANTHONY CONNERS—Skye Louis Realty	60	728
4501 S. Ocean Blvd., A4	\$115,000	EILA PIIRA—Coastline Realty	RHYS HOLLYMAN—Logan Realty	5	792
4500 S. Ocean Blvd., 211	\$113,000	JUDITH LYONS—The Fite Group	SAMI ZEQRAJ—Highlight Realty	122	538
2780 S. Ocean Blvd., 306	\$107,500	JOAN WENZEL—Douglas Elliman	JOAN WENZEL—Douglas Elliman	25	756
235 Sunrise Ave., 3202	\$80,000	UNKNOWN	UNKNOWN	PRIVATE SALE	271
2730 S. Ocean Blvd., 212	\$70,000	PEGGY PENZENIK—Illustrated Properties	PEGGY PENZENIK—Illustrated Properties	130	307
2580 S. Ocean Blvd., 204	\$61,500	UNKNOWN	UNKNOWN	PRIVATE SALE	2266

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

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
3000 S. Ocean Blvd., 503/504	\$7,750,000.00	CHRISTIAN ANGLE—Christian Angle Real Estate	7140
114 Hammon Ave., 630	\$5,450,000.00	KEVIN SLOANE—Sloane Real Estate	4256
330 S. Ocean Blvd., 34	\$4,800,000.00	BETSEY HALL—Hall Real Estate	2455
150 Bradley Place, 904	\$4,500,000.00	STEVE HALL—Hall Real Estate	1915
100 Worth Ave., 713/PH13	\$3,999,500.00	CHRISTINE FRANKS—Wilshire International Realty	3372
3000 S. Ocean Blvd., 204	\$3,990,000.00	NICOLA HIGGINS—Douglas Elliman	3808
100 Worth Ave., 605	\$3,100,000.00	CHRISTINE GIBBONS—Sotheby's International Realty	1971
170 N. Ocean Blvd., 702	\$2,800,000.00	NANCY MENDEL—Sotheby's International Realty	1780
100 Worth Ave., 408	\$2,700,000.00	CHRISTINE FRANKS—Wilshire International Realty	1602
330 S. Ocean Blvd., 5A	\$2,695,000.00	JEFFREY CLONINGER—Sotheby's International Realty	2454
2000 S. Ocean Blvd., 405S	\$2,595,000.00	PAULETTE KOCH—The Corcoran Group	2799
100 Worth Ave., 418	\$2,395,000.00	CHRISTINE FRANKS—Wilshire International Realty	1608
100 Worth Ave., 506	\$2,375,000.00	BETSEY HALL—Hall Real Estate	1600
2660 S. Ocean Blvd., 706N	\$2,350,000.00	CAMELLA WYATT—Golden Bear Realty	2137

LAND USE/CONSTRUCTION HIGHLIGHT

\$1.3M GRANDE ENTRANCE UPGRADE PLANNED FOR 2100 SLOAN'S CURVE BUILDING

TOWN COUNCIL DEVELOPMENT REVIEW REQUESTS FOR PAST 3 MONTHS NEARLY DOUBLE THAT OF LAST YEAR

Anderson Moore Construction pulled the building permit with the largest March valuation for their project at 2800 S. Ocean Boulevard, aka, 2100 Sloan's Curve. The \$1.3M commercial alteration will modify the front entrance of the Sloan's Curve II building; newly designed by Roger Hansrote Architect. Altogether there were 12 permits pulled for large scale projects of \$100K or more as compared to seven the previous month. Anderson Moore also holds the top spot for the number of large-project permits pulled in the last 12 months. Coastal Construction leads with the largest 12-month total valuation at \$12.3M, and is also in the top spot for the single largest building permit pulled in the last 12 months.

In March, the Town Council heard 12 Land Use applications, nearly doubling last month's total of seven. Additionally, during the recent three-month period of January through March, the number of Land Use applications nearly doubled that of the previous year, at 30 vs. 18. The type of Land Use applications that increased most significantly were variances, at 21 vs. 5 for the last three months. SKA Architect + Planner remained the top architect for the number of appearances before the ARCOM and Landmark Commissions with a total of 22 for the year.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH - MARCH 2017*

TYPE	ADDRESS	VALUE	CONTRACTOR/APPLICANT	ARCHITECT
Commercial Alteration	2100 S Ocean Blvd.	\$1,250,000	Anderson Moore Construction	Roger Hansrote Architect

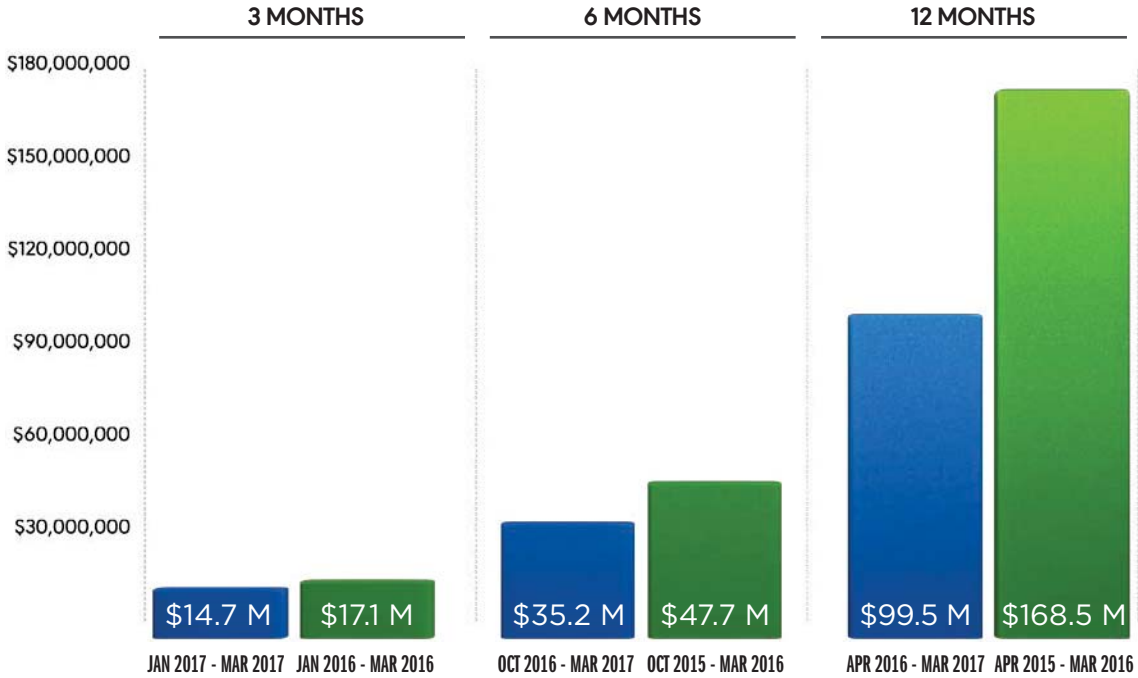
TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS*

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
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
2773 S. Ocean Blvd.	\$1,665,156	Jun-16	Waterfront Services	Hofward J. Miller, Inc.

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

LAND USE/CONSTRUCTION

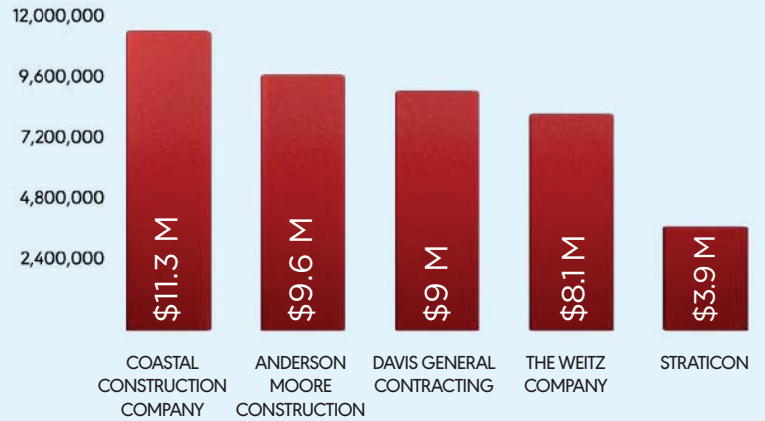
BUILDING PERMITS OVER \$100K*



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



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

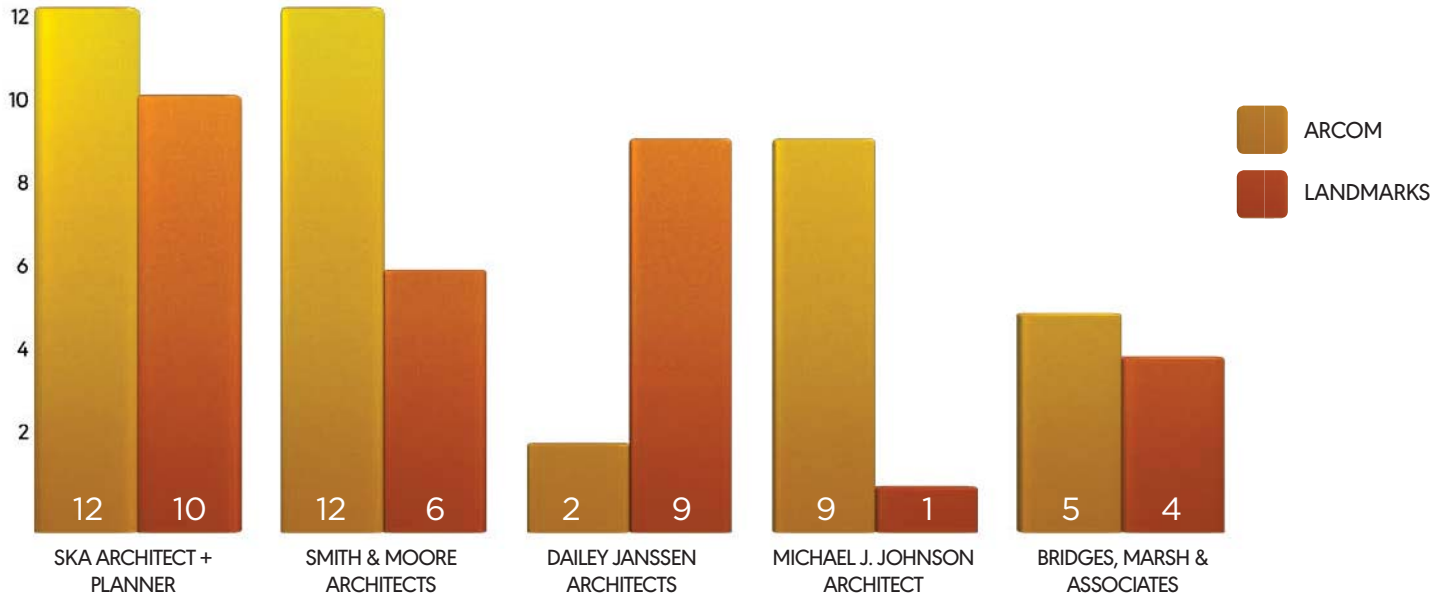


* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

LAND USE/CONSTRUCTION

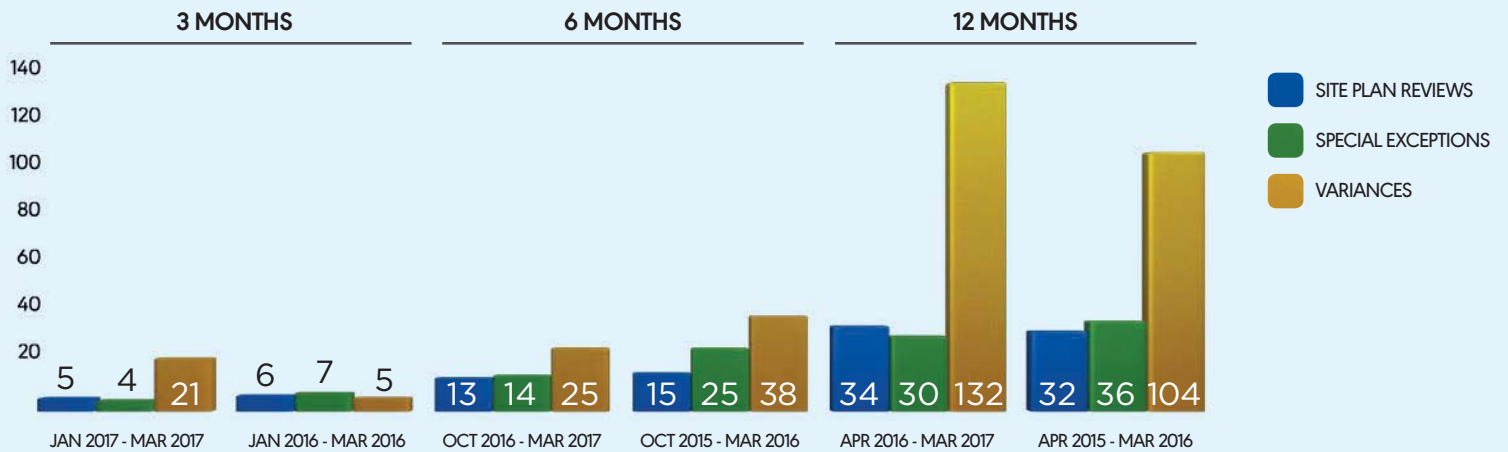
TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS*

(CURRENT YEAR: APRIL 2016 - MARCH 2017)



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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