

# RABIDEAU LAW BRIEF

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

MAY 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>

**\*All information contained herein deemed reliable but not guaranteed. Neither Rabideau Law, P.A. nor any of its employees makes any representations or warranties as to the accuracy of its contents.**

©2017 Rabideau Law. All rights reserved.

## REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES

### \$77M BILLIONAIRES ROW PURCHASE COMMANDS 2ND HIGHEST PRICE OF LAST 12 MONTHS

#### THREE NEW OCEAN FRONT PROPERTIES ENTER APRIL'S MARKET PRICED ABOVE \$3.5M

April's bullish real estate activity includes the \$77 million private sale of 60 Blossom Way on Billionaires Row. The sale of the 27,000 square-foot oceanfront estate is also the 2nd highest home sale of the past 12 months, coming in second to the January sale of 1290 South Ocean Boulevard at \$85 million. Three additional April transactions made the annual Top 10 Largest Single Family Home Sales list; 1330 S. Ocean, listed by Lawrence Moens of Lawrence A. Moens Associates and sold by Linda Gary of Linda A. Gary Real Estate, 100 El Bravo Way listed and sold by Suzanne Frisbie of The Corcoran Group, and 224 S. Ocean Boulevard, listed by Paulette Koch and sold by Joseph Borzillieri, both of The Corcoran Group.

While the average price of \$1M-plus homes sold during the last three months has decreased 19% as compared to the same period during the previous year, the number of homes sold in this category has risen by 16% to 43 closings, with 18 sold in April. The reverse is true with the same period's listing activity, where the average price increased by 30% to \$5.9 million and the number of homes New-To-The-Market decreased by 14%. Realtors® adding impetus New-To-The-Market activity in April include Suzanne Frisbie of the Corcoran Group for the 225 Indian Road listing priced at \$37.8 million, the Top Listing of the month, and James McCahn also of the Corcoran Group for his estate and lot listings at 901 N. Ocean Boulevard, both priced at \$36 million.

**CONTACT** | David E. Klein, Esq. | [dklein@rabideau-law.com](mailto:dklein@rabideau-law.com) | 561.655.6221

## SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME SALE - LAST MONTH

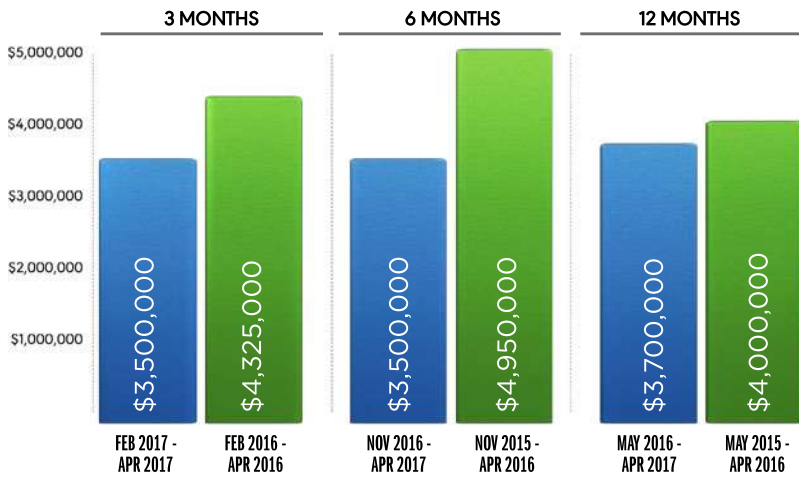
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
60 Blossom Way	\$77,060,000	UNKNOWN	UNKNOWN	UNKNOWN	PRIVATE SALE	18452

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

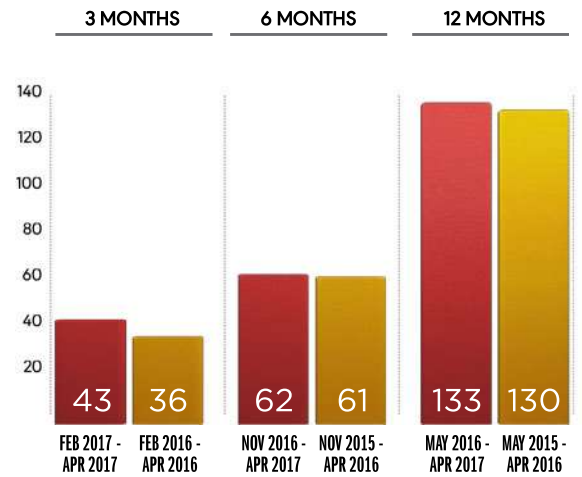
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1290 S. Ocean Blvd.	\$85,000,000	Jan-17	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	6318
60 Blossom Way	\$77,060,000	Apr-17	UNKNOWN	UNKNOWN	PRIVATE SALE	18452
101 Indian Road	\$49,000,000	Feb-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	76	18300
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>	SPEC HOME	12,445
1330 S. Ocean Blvd.	\$31,590,000	Apr-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	147	12101
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
100 El Bravo Way	\$20,384,000	Apr-17	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	199	14318
224 S. Ocean Blvd.	\$18,700,000	Apr-17	PAULETTE KOCH <i>The Corcoran Group</i>	JOSEPH BORZILLIERI <i>The Corcoran Group</i>	172	7423

## PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

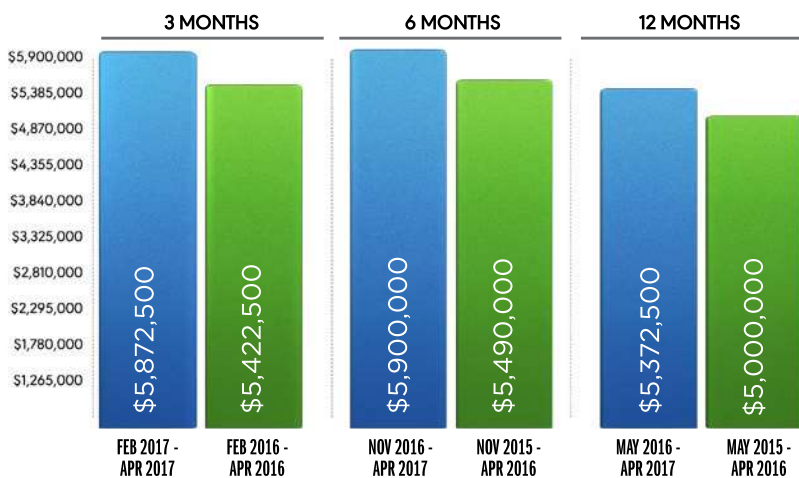
### MEDIAN SOLD PRICE\* CURRENT YEAR VS. PRIOR YEAR



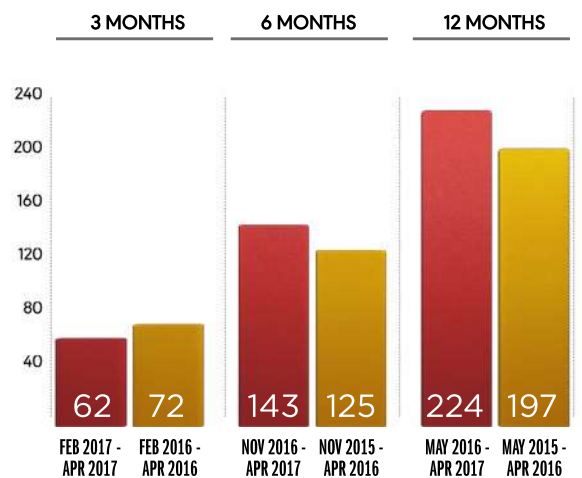
### TOTAL HOMES SOLD\* CURRENT YEAR VS. PRIOR YEAR



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



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



\* \$1 MILLION AND ABOVE

**SINGLE FAMILY HOME SALES - APRIL 2017\***

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
60 Blossom Way	\$77,060,000	UNKNOWN	UNKNOWN	PRIVATE SALE	18452
1330 S. Ocean Blvd.	\$31,590,000	LAWRENCE MOENS—Lawrence A. Moens Associates	LINDA GARY—Linda A. Gary Real Estate	147	12101
100 El Bravo Way	\$20,384,000	SUZANNE FRISBIE—The Corcoran Group	SUZANNE FRISBIE—The Corcoran Group	199	14318
224 S. Ocean Blvd.	\$18,700,000	PAULETTE KOCH—The Corcoran Group	JOSEPH BORZILLIERI—The Corcoran Group	172	7423
920 N. Lake Way	\$12,950,200	JAMES MCCANN—The Corcoran Group	SUZANNE FRISBIE—The Corcoran Group	254	9841
350 El Brillo Way	\$9,100,000	CHRISTINE GIBBONS—Sotheby's International Realty	THOR BROWN—The Fite Group	411	6230
931 N. Lake Way	\$5,310,000	JAMES MCCANN—The Corcoran Group	ASHLEY COPELAND—Brown Harris Stevens	246	5780
218 La Puerta Way	\$4,950,000	JACK ELKINS—The Fite Group	SUZANNE FRISBIE—The Corcoran Group	146	LOT
0 N. Ocean Blvd.	\$3,695,000	PAULA WITTMANN—The Fite Group	GARY POHRER—Douglas Elliman	230	LOT
170 Seagate Road	\$3,500,000	PAULA WITTMANN—The Fite Group	UNKNOWN	168	2675
200 Mockingbird Trail	\$3,500,000	JEFF CLONINGER—Sotheby's International Realty	DANA KOCH—The Corcoran Group	35	1833
341 Eden Road	\$3,425,000	UNKNOWN	UNKNOWN	PRIVATE SALE	2872
224 Bahama Lane	\$3,220,000	GARY LITTLE—The Fite Group	UNKNOWN	118	2930
240 Seabreeze Ave.	\$3,100,000	STEVE HALL—Hall Real Estate	DRAGANA CONNAUGHTON—Sotheby's International Realty	206	2080
246 Seaspray Ave.	\$2,550,000	PATRICIA MAHANEY—Sotheby's International Realty	BEN STEIN—The Fite Group	282	2894
233 Arabian Road	\$2,400,000	DANA KOCH—The Corcoran Group	PAULETTE KOCH—The Corcoran Group	73	2818
365 Hibiscus Ave.	\$2,150,000	PAULETTE KOCH—The Corcoran Group	PAULETTE KOCH—The Corcoran Group	68	1670
217 Clark Ave.	\$1,173,291	UNKNOWN	UNKNOWN	PRIVATE SALE	7524

**SINGLE FAMILY HOMES - NEW TO THE MARKET - APRIL 2017\***

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
225 Indian Road	\$37,750,000	SUZANNE FRISBIE—The Corcoran Group	11139
901 N. Ocean Blvd.	\$36,000,000	JAMES MCCANN—The Corcoran Group	11491
901 N. Ocean Blvd.	\$36,000,000	JAMES MCCANN—The Corcoran Group	LOT
1191 N. Lake Way	\$23,900,000	WILLIAM YAHN—The Corcoran Group	8440
410 N. Lake Way	\$17,000,000	CRISTA RYAN—Tina Fanjul Associates	6475
1284 N. Lake Way	\$12,999,000	LINDA GARY—Linda A. Gary Real Estate	33480
346 Seaspray Ave.	\$12,975,000	BETSEY HALL—Hall Real Estate	6485
17 Dunbar Road	\$7,500,000	CHRISTIAN ANGLE—Christian Angle Real Estate	4557
201 Queens Lane	\$5,845,000	LORE SMITH—Sotheby's International Realty	3926
215 Seabreeze Ave.	\$5,295,000	CRISTINA CONDON—Sotheby's International Realty	2667
420 Brazilian Ave.	\$3,895,000	DANA LANDRY—Dana Edward Landry	3853
210 Palmo Way	\$3,695,000	DANA KOCH—The Corcoran Group	2484
210 Palmo Way	\$3,695,000	DANA KOCH—The Corcoran Group	LOT
401 Seaview Ave.	\$2,950,000	GARY POHRER—Douglas Elliman	2465
111 Reef Road	\$2,950,000	SUZANNE FRISBIE—The Corcoran Group	2853
1540 N. Lake Way	\$2,470,000	CHRISTIAN ANGLE—Christian Angle Real Estate	2127
1540 N. Lake Way	\$2,470,000	CHRISTIAN ANGLE—Christian Angle Real Estate	LOT

\* \$1 MILLION AND ABOVE  
Advertisement

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

### \$7M FOR TOWNHOME – LEVERETTE HOUSE & KIRKLAND HOUSE CONDOS SELLING FOR \$6M PLUS HIGH END CONDOMINIUMS CONTINUE TO OUTSELL SINGLE FAMILY HOMES IN THE \$1M-PLUS CATEGORY

With 24 April Condo/CO-OP/Townhouse sales in the \$1M-plus category, as compared to 18 Single Family Homes, high end condominiums continue to stoke the real estate market in The Town of Palm Beach. Three April transactions of note were the Royal Park townhome, and the Leverette House and Kirkland House condo purchases, each bringing over \$6M and all making the Top 10 Sales list for the last 12 months. Betsy Hall of Hall Real Estate listed and sold the 230 Brazilian Avenue townhome for \$6.85 million, while Dana Koch of the Corcoran Group listed and sold unit 5C at 101 Worth Avenue for \$6.4 million, and Lawrence Moens of Lawrence A. Moens Associates listed and sold unit W4C at 120 Sunset Avenue for \$6.25 million. The average price for the last three-month period for Condo/CO-OP/Townhouse sales compared to the prior year rose by 25% to \$2.18 million.

April was also a robust month for New-To-The-Market properties in the Condo/CO-OP/Townhouse category with 24 new listings in the \$1M-plus category. Steve Hall of Hall Real Estate represented 118 Hammon Avenue, a 4822 square-foot in-town townhome priced at \$5.6 million. Linda Olsson of Linda R. Olsson Inc. brought two Worth Avenue properties to market at \$5 million and \$3.8 million, Unit 2C at 425 Worth Avenue, and Penthouse 5 at 100 Worth Avenue, respectively. February through April listings realized a 20% increase in the average Listing Price as compared to the same period last year.

**CONTACT** | David E. Klein, Esq. | [dklein@rabideau-law.com](mailto:dklein@rabideau-law.com) | 561.655.6221

## CONDO/CO-OP/TOWNHOUSE

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

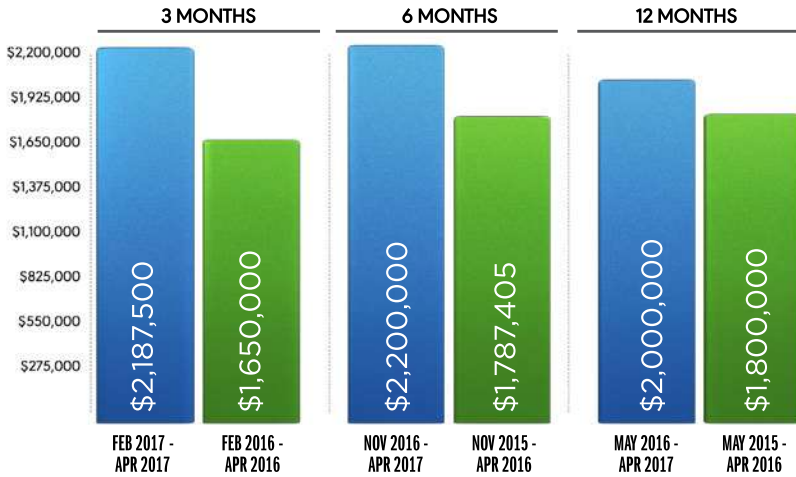
ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
230 Brazilian Ave.	\$6,850,000	BETSEY HALL <i>Hall Real Estate</i>	BETSEY HALL <i>Hall Real Estate</i>	97	4671

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

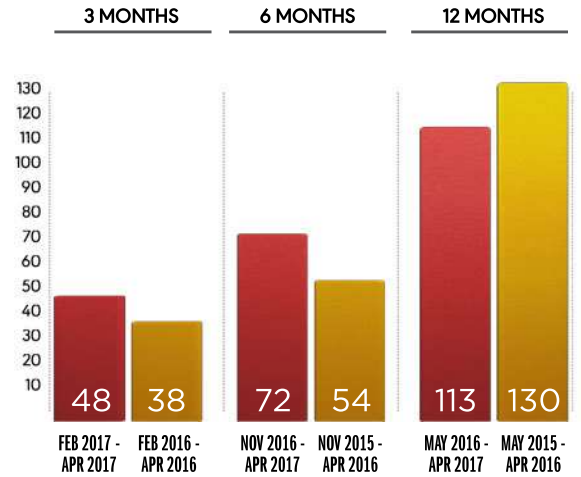
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S44	\$15,500,000	Mar-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	147	3761
2 N. Breakers Row, C14	\$15,500,000	Mar-17	UNKNOWN	UNKNOWN	PRIVATE SALE	1714
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>	147	3761
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
230 Brazilian Ave.	\$6,850,000	Apr-17	BETSEY HALL <i>Hall Real Estate</i>	BETSEY HALL <i>Hall Real Estate</i>	97	4671
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

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

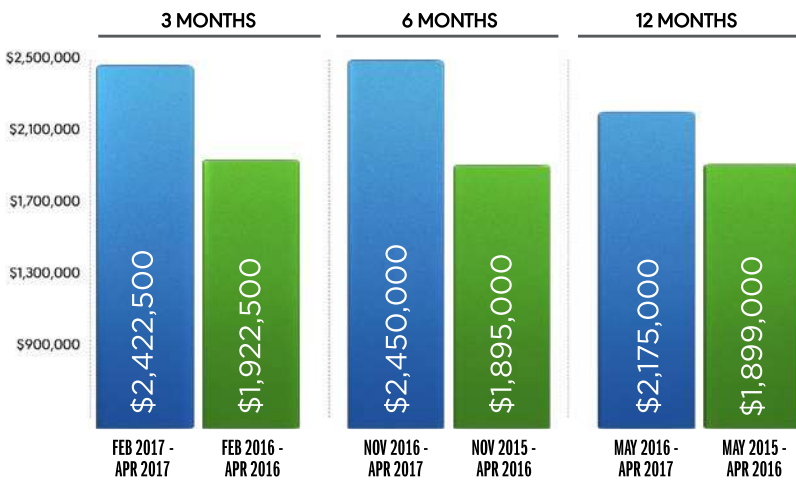
### MEDIAN SOLD PRICE\* CURRENT YEAR VS. PRIOR YEAR



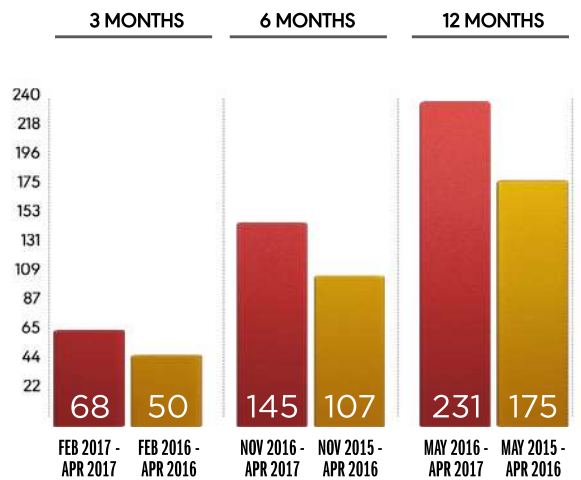
### TOTAL CONDOS SOLD\* CURRENT YEAR VS. PRIOR YEAR



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



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



\* \$1 MILLION AND ABOVE  
Advertisement

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

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
230 Brazilian Ave.	\$6,850,000	BETSEY HALL---Hall Real Estate	BETSEY HALL---Hall Real Estate	97	4671
101 Worth Ave., 5C	\$6,400,000	DANA KOCH---The Corcoran Group	DANA KOCH---The Corcoran Group	226	4150
120 Sunset Ave., W4C	\$6,250,000	LAWRENCE MOENS---Lawrence A. Moens Associates	LAWRENCE MOENS---Lawrence A. Moens Associates	153	3200
100 Worth Ave., PH17	\$3,300,000	CHRISTINE FRANKS---Wilshire International Realty	CHRISTINE FRANKS---Wilshire International Realty	0	1580
2100 S. Ocean Blvd., 308 N/C7N	\$3,200,000	ELIZABETH HOADLEY---Keller Williams Realty	FERN FODIMAN---Sotheby's International Realty	53	3107
2100 S. Ocean Blvd., 605S/C8W	\$2,850,000	BRANDON TATE---Coldwell Banker	MONIQUE MATHESON---Monique Matheson Properties	102	3300
2770 S. Ocean Blvd., 202N	\$2,835,530	SCOTT GORDON---Scott Gordon Realty Associates	UNKNOWN	91	5000
170 Chilean Ave., PH-E	\$2,500,000	LIZA PULITZER---Brown Harris Stevens	WALLY TURNER---Sotheby's International Realty	160	1463
170 Chilean Ave., PH-W	\$2,500,000	LIZA PULITZER---Brown Harris Stevens	WALLY TURNER---Sotheby's International Realty	160	1393
100 Worth Ave., PH3	\$2,200,000	UNKNOWN	UNKNOWN	PRIVATE SALE	2022
400 S. Ocean Blvd., 217	\$2,200,000	CAROL SOLLAK---Engel & Volkers	ROBIN DONNELLEY---The Fite Group	389	0
315 S. Lake Dr., 4F	\$2,175,000	STEVE HALL---Hall Real Estate	PAMELA MILLER---The Corcoran Group	142	2047
250 Bradley Place, 508	\$2,000,000	CHRISTINE GIBBONS---Sotheby's International Realty	MICHAEL MISISCO---Sotheby's International Realty	413	1681
150 N. Ocean Blvd., 501	\$2,000,000	MARTHA GREENWALD---Douglas Elliman	BETSEY GREEN---Douglas Elliman	215	3041
100 Sunrise Ave., 512	\$1,850,000	UNKNOWN	UNKNOWN	PRIVATE SALE	1646
2100 S. Ocean Blvd., 304N	\$1,575,000	JOAN WENZEL---Douglas Elliman	JOAN WENZEL---Douglas Elliman	237	3136
330 Coconut Row, 5D	\$1,550,000	CLAUDIO GUIDI---Valore Group Real Estate	DENISE HANLEY---Denise A. Hanley, Inc.	250	1717
2580 S. Ocean Blvd., 2A7	\$1,500,000	SCOTT GORDON---Scott Gordon Realty Associates	SCOTT GORDON---Scott Gordon Realty Associates	109	2464
350 S. Ocean Blvd., 202	\$1,495,000	UNKNOWN	UNKNOWN	PRIVATE SALE	1234
2100 S. Ocean Blvd., 507N	\$1,350,000	FERN FODIMAN---Sotheby's International Realty	FERN FODIMAN---Sotheby's International Realty	187	2487
2000 S. Ocean Blvd., 305S	\$1,300,000	JOAN WENZEL---Douglas Elliman	JOAN WENZEL---Douglas Elliman	97	2816
369 S. Lake Drive, 2C	\$1,299,000	SAMUEL FERNSELL---The Fite Group	SAMUEL FERNSELL---The Fite Group	42	1940
2784 S. Ocean Blvd., 501E	\$1,210,000	JOAN WENZEL---Douglas Elliman	JEN BUZZELLI---Scott Gordon Realty	165	2270
3120 S. Ocean Blvd., 3-302	\$1,050,000	JOAN WENZEL---Douglas Elliman	SCOTT GORDON---Scott Gordon Realty Associates	147	2497

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

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
118 Hammon Ave.	\$5,550,000	STEVE HALL---Hall Real Estate	4822
100 Worth Ave., Ph5	\$4,995,000	LINDA OLSSON---Linda A. Gary Real Estate	2536
425 Worth Ave., PH5	\$3,795,000	LINDA OLSSON---Linda A. Gary Real Estate	2022
3550 S. Ocean Blvd., 3A	\$3,760,000	KERRY WARWICK---Douglas Elliman	3409
3550 S. Ocean Blvd., PH-E	\$3,700,000	KERRY WARWICK---Douglas Elliman	2823
145 Peruvian Ave., 102	\$3,695,000	PAUL BIRMINGHAM---The Fite Group	2412
100 Worth Ave., 17	\$3,600,000	CHRISTINE FRANKS---Wilshire International Realty	1580
151 Grace Trail, 2	\$3,100,000	CHRISTIAN ANGLE---Christian Angle Real Estate	2491
150 Bradley Place, 213	\$2,995,000	LISA THOMPSON---The Corcoran Group	1965
100 Worth Ave., PH1	\$2,750,000	CHRISTINE FRANKS---Wilshire International Realty	1624
130 Sunrise Ave., 612	\$2,695,000	PAULETTE KOCH---The Corcoran Group	1983
3550 S. Ocean Blvd., 4D	\$2,590,000	KERRY WARWICK---Douglas Elliman	2719
3120 S. Ocean Blvd., 3-302	\$2,495,000	CAROL SOLLAK---Engel & Volkers	2497
3550 S. Ocean Blvd., 3C	\$2,453,000	KERRY WARWICK---Douglas Elliman	2873
3550 S. Ocean Blvd., 2E	\$2,450,000	KERRY WARWICK---Douglas Elliman	2823
330 S. Ocean Blvd., 5E	\$2,200,000	JAMES MCCANN---The Corcoran Group	1996
3550 S. Ocean Blvd., 2D	\$1,875,000	KERRY WARWICK---Douglas Elliman	2719
2660 S. Ocean Blvd., 504S	\$1,799,000	SCOTT GORDON---Scott Gordon Realty Associates	3450
2660 S. Ocean Blvd., 505N	\$1,595,000	KATHRYN BADAL---Scott Gordon Realty Associates	1900
100 Worth Ave., 401	\$1,450,000	SHIRLEY WYNER---The Fite Group	1624
2160 Ibis Isle Road, 5	\$1,195,000	SCOTT GORDON---Scott Gordon Realty Associates	2592
2275 S. Ocean Blvd., 304A	\$1,149,000	BURTON MINKOFF---The Corcoran Group	1884
2784 S. Ocean Blvd., 301E	\$1,125,000	JACQUELINE ZIMMERMAN---Douglas Elliman	2021
3170 S. Ocean Blvd., 305S	\$1,100,000	SCOTT GORDON---Scott Gordon Realty Associates	2950



## LAND USE/CONSTRUCTION HIGHLIGHT

### \$6.4M RESTORATION SCHEDULED FOR HISTORIC CASA APAVA

TWENTY-FIVE \$100K+ PERMITS PULLED IN APRIL — THE MOST-PER-MONTH DURING THE LAST 12 MONTHS

Although the total valuation of \$100K-plus permits pulled for large scale projects decreased by 8% during the the last 12 months as compared to the same period of the prior year, the total of the last three months as compared to the prior year has increased by 29%, from from \$21 million to \$29.7 million. April's activity alone contributed significantly with 25 permits pulled for large scale \$100K-plus projects, one of which was the \$6.4 million Residential Alteration permit for 1300 S. Ocean Boulevard pulled by contractor, Woolems Inc. with Allan Shope Architect designing. The Casa Apava project made the Top 10 Permits for the last twelve months, and also placed Woolems Inc. on the Top 5 Contractors By Value list.

Additionally, The Town of Palm Beach continues to experience brisk land use and construction requests. During the last three months, the Town Council heard 28 Land Use Applications, as compared to 17 during the same period last year. ARCOM reviewed 15 Major Projects in April, their highest monthly tally since their July 2016 review of 18, while the Landmarks Preservation Commission responded to several structural improvement projects, and a request by the Sant Ambroes restaurant to add outdoor dining around the fountain at the The Royal Poinciana Plaza.

**CONTACT** | David E. Klein, Esq. | [dklein@rabideau-law.com](mailto:dklein@rabideau-law.com) | 561.655.6221

## LAND USE/CONSTRUCTION

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

TYPE	ADDRESS	VALUE	CONTRACTOR/APPLICANT	ARCHITECT
Residential Alteration	1300 S. Ocean Blvd.	\$6,395,000	Woolems Inc.	Allan Shope Architect

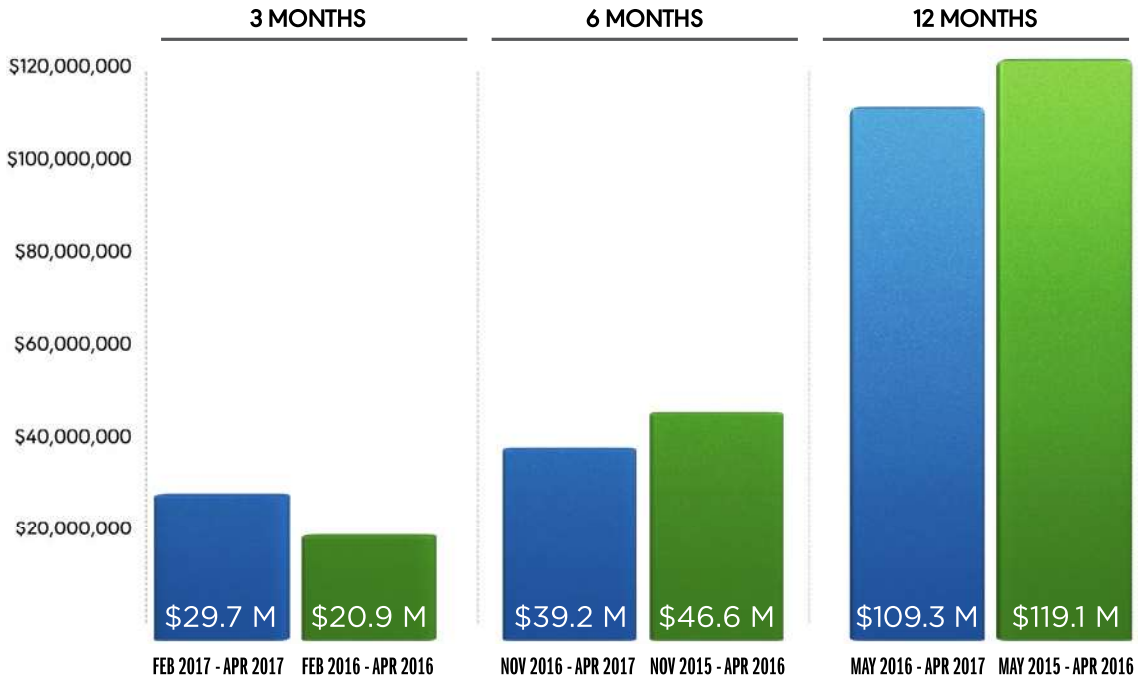
### TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS\*

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	Mar-17	Davis General Contracting	Smith & Moore Architects
1300 S. Ocean Blvd.	\$6,395,000	Apr-17	Woolems Inc.	Allan Shope Architect
255 S. County Rd.	\$5,407,005	May-16	Anderson Moore Construction	Glidden Spina + Partners
755 N. County Rd.	\$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	Daily 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**

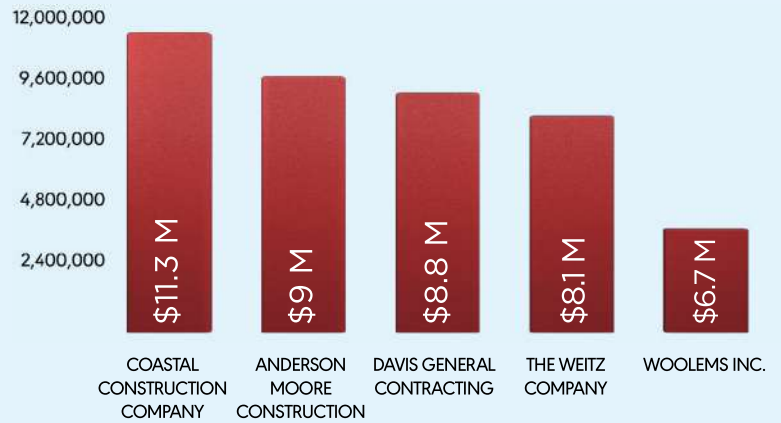
**BUILDING PERMITS OVER \$100K\***



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



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

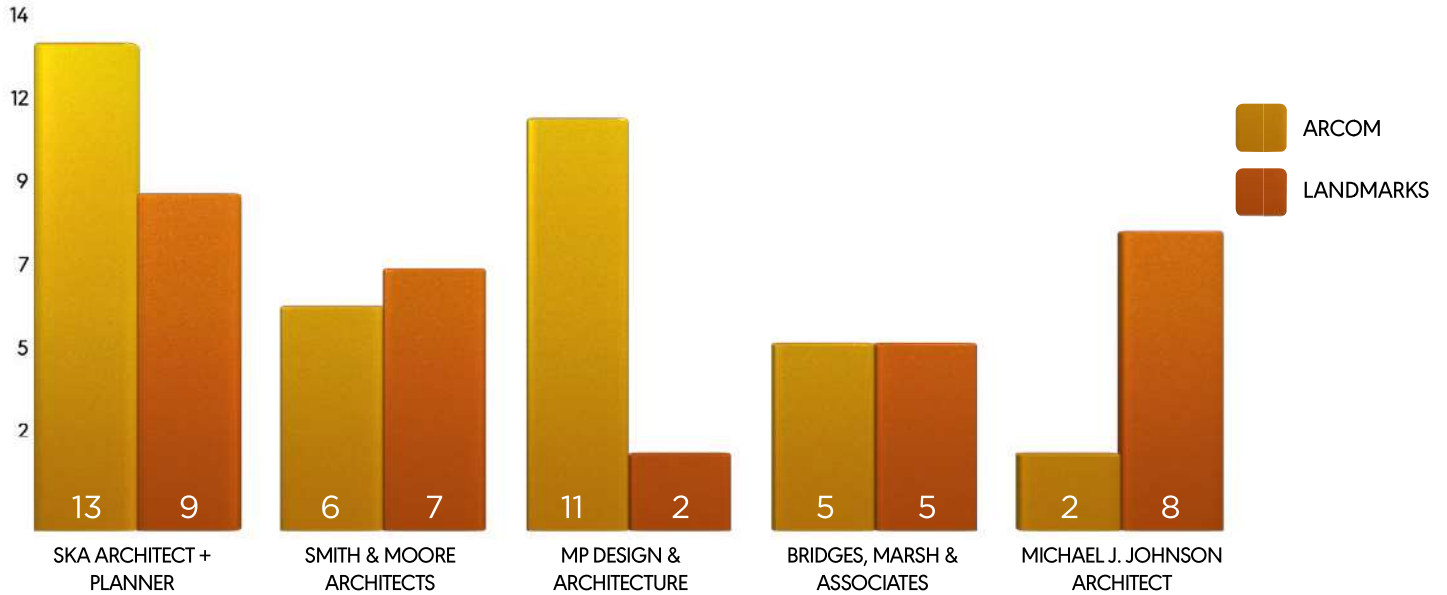


\* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

**LAND USE/CONSTRUCTION**

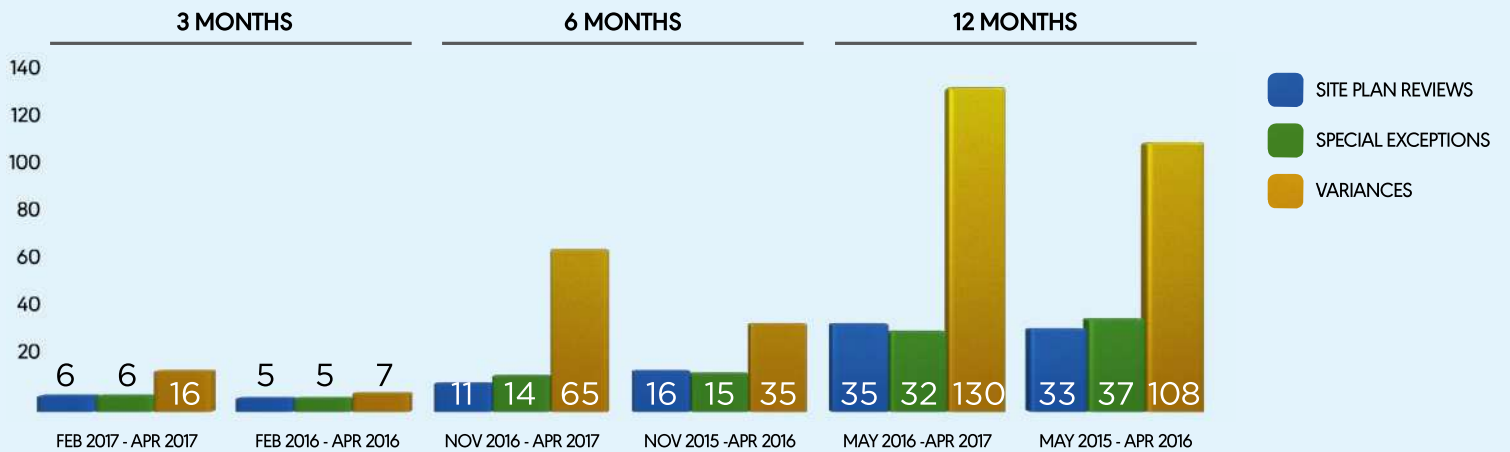
**TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS\***

(CURRENT YEAR: MAY 2016 - APRIL 2017)



**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

*Advertisement*

POSTMASTER STD  
U.S. POSTAGE  
**PAID**  
WEST PALM BCH, FL  
PERMIT NO. 347

**RABIDEAU LAW IS A TRUSTED REPRESENTATIVE OF HIGH-END REAL ESTATE, BUSINESS FORMATION, CROSS-BORDER AND LEGAL CONSULTATION. OUR LAW FIRM HAS BEEN IN EXISTENCE SINCE 2014 AND CONSISTS OF THREE ATTORNEYS DEDICATED TO PROVIDING SUPERIOR LEGAL COUNSEL AND FIRST-CLASS SERVICE TO OUR CLIENTELE.**

**OUR LEGAL TEAM OFFERS DECADES OF KNOWLEDGE AND EXPERIENCE ON ALL LEGAL MATTERS FOR SUCCESSFUL REAL ESTATE TRANSACTIONS AND RELATED ISSUES. WE PROVIDE REPRESENTATION FOR ALL OF YOUR REAL ESTATE ASSETS, SUCH AS SINGLE-FAMILY HOMES, CONDOMINIUMS, CO-OPS, VACANT LAND, INVESTMENT, AND COMMERCIAL PROPERTIES.**

## 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/)

## CONTACTS

David E. Klein, Esq. | [dklein@rabideau-law.com](mailto:dklein@rabideau-law.com) | 561.655.6221

Guy Rabideau, Esq. | [grabideau@rabideau-law.com](mailto:grabideau@rabideau-law.com) | 561.655.6221