

RABIDEAU LAW BRIEF

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

DECEMBER 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 / RESIDENTIAL ESTATES

Charleston-Styled 2.3 Acre Oceanfront Estate Brings \$29M

Single Family Homes Listing Boom: 36 Properties Enter The \$1M-plus Market

The last two sales of the month closed on the 30th and were the highest in November, one making the Top 10 of the year list. The properties at 901 N. Ocean Boulevard and 910 S. Ocean Boulevard were both listed by James McCann of The Corcoran Group and brought \$29.1 million and \$19.4 million. Dean Stoke of The Fite Group represented the buyer for the S. Ocean property; the N. Ocean property's selling agent is unknown. The extravagant 2.3-acre oceanfront property at 901 N. Ocean Boulevard is described as reminiscent of Historic Charleston with covered porches, interior balconies and extra outbuildings. Additionally, 125 Via Del Lago, an authentic Mediterranean estate situated on nearly an acre of fully landscaped property sold for \$10.95 million. Harriet Brams of Douglas Elliman listed the estate and David Solomon of REIQ - Esslinger-Wooten-Maxwell represented the buyer.

With 36 listings in the \$1M-plus Single Family Homes category, November was one of the highest performing months for new listings of the last 12 months, second only to December 2016, which had 37.

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

SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE – LAST MONTH

| ADDRESS | SOLD PRICE | MONTH/YEAR | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|--------------------|--------------|------------|--|----------------------|----------------|----------------|
| 901 N. Ocean Blvd. | \$29,140,000 | Nov-17 | JAMES MCCANN <i>The Corcoran Group</i> | UNKNOWN | 241 | 11,491 |

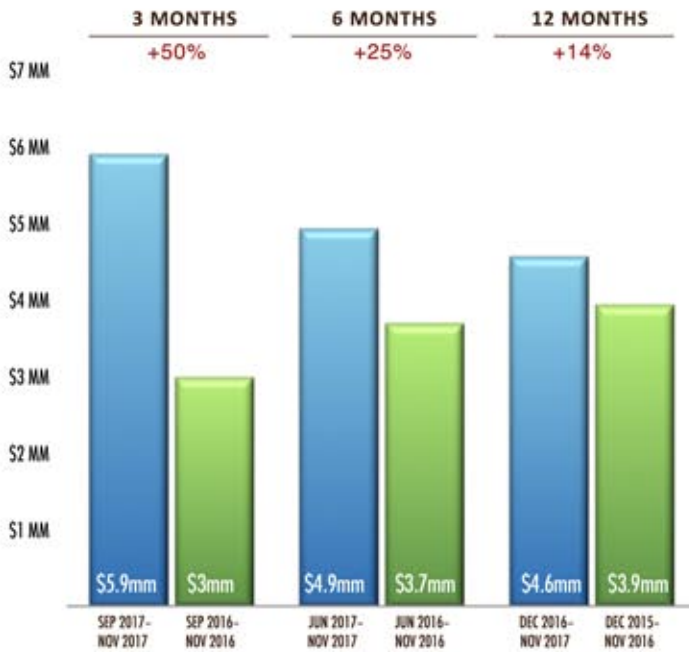
TOP 10 LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES – LAST 12 MONTHS

| 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 | 6,318 |
| 60 Blossom Way | \$77,060,000 | Apr-17 | UNKNOWN | UNKNOWN | PRIVATE SALE | 18,452 |
| 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 | 18,300 |
| 535 N. County Road | \$37,000,000 | Oct-17 | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | 270 | LOT |
| 640 S. Ocean Blvd. | \$36,149,781 | Jun-17 | CRISTINA CONDON <i>Sotheby's International Realty</i> | MAUREEN WOODWARD <i>Brown Harris Stevens</i> | 194 | 11,735 |
| 100 Casa Bendita | \$34,000,000 | May-17 | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | LINDA GARY <i>Linda A. Gary Real Estate</i> | 178 | 10,582 |
| 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 | 12,101 |
| 901 N. Ocean Blvd. | \$29,140,000 | Nov-17 | JAMES MCCANN <i>The Corcoran Group</i> | UNKNOWN | 241 | 11,491 |
| 8 S. Lake Trail | \$27,000,000 | May-17 | TONI HOLLIS <i>The Fite Group</i> | CHRIS DEITZ <i>The Fite Group</i> | PRIVATE SALE | 9,918 |

PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

**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**



\$1M-PLUS SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES – NOVEMBER 2017

| ADDRESS | SOLD PRICE | SELLING DATE | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|----------------------|--------------|--------------|--|---|----------------|----------------|
| 901 N. Ocean Blvd. | \$29,140,000 | 30-Nov | JAMES MCCANN The Corcoran Group | UNKNOWN | 241 | 11,491 |
| 910/0 S. Ocean Blvd. | \$19,400,000 | 30-Nov | JAMES MCCANN The Corcoran Group | DEAN STOKE The Fite Group | 394 | LOT |
| 125 Via Del Lago | \$10,952,823 | 6-Nov | HARRIET BRAMS Douglas Elliman | DAVID SOLOMON REIQ - Essinger-Wooten-Maxwell | 595 | 8,698 |
| 661 N. Lake Way | \$7,000,000 | 7-Nov | DANA KOCH The Corcoran Group | DANA KOCH The Corcoran Group | 189 | 4,701 |
| 204 Jamaica Lane | \$5,716,861 | 1-Nov | JOHN CAMPBELL The Corcoran Group | MATTHIAS FRETZ Douglas Elliman | 219 | 4,463 |
| 12 Via Vizcaya | \$5,500,000 | 14-Nov | LAWRENCE MOENS Lawrence A. Moens Associates | SHEILA CROSBY Sotheby's International Realty | 1 | LOT |
| 130 Chilean Ave. | \$4,906,500 | 16-Nov | UNKNOWN | UNKNOWN | PRIVATE SALE | 4,582 |
| 12 Via Vizcaya | \$4,700,000 | 13-Nov | LAWRENCE MOENS Lawrence A. Moens Associates | LAWRENCE MOENS Lawrence A. Moens Associates | 371 | LOT |
| 245 Atlantic Ave. | \$4,600,000 | 30-Nov | JACK ELKINS The Fite Group | CHRISTIAN ANGLE Christian Angle Real Estate | 300 | 4,402 |
| 240 Ocean Terrace | \$2,875,000 | 15-Nov | ELIZABETH DEWOODY The Corcoran Group | ELIZABETH DEWOODY The Corcoran Group | 163 | 2,569 |

\$1M-PLUS SINGLE FAMILY HOME / RESIDENTIAL ESTATES – NEW TO THE MARKET – NOVEMBER 2017

| ADDRESS | LIST PRICE | LISTING DATE | LISTING AGENT/AGENCY | MLS NUMBER | YEAR BUILT | LIVING SQ. FT. |
|-----------------------|--------------|--------------|--|-------------|------------|----------------|
| 1744 S. Ocean Blvd. | \$69,900,000 | 15-Nov | LINDA GARY Linda A. Gary Real Estate | RX-10382270 | 2012 | 18,432 |
| 980 N. Ocean Blvd. | \$41,900,000 | 15-Nov | ASHLEY MCINTOSH Douglas Elliman | RX-10385909 | 1947 | 9,474 |
| 1045 S. Ocean Blvd. | \$25,000,000 | 6-Nov | TRACI DEGEORGE Waterfront Properties & Club Communities | RX-10380205 | 1970 | 7,243 |
| 1191 N. Lake Way | \$23,900,000 | 6-Nov | WILLIAM YAHN The Corcoran Group | RX-10380124 | 2011 | 8,440 |
| 1620 S Ocean Blvd | \$19,995,000 | 1-Nov | THOR BROWN The Fite Group | RX-10379114 | 2006 | 8,723 |
| 1214 N. Ocean Blvd. | \$14,950,000 | 1-Nov | PAYTON SMITH Douglas Elliman | RX-10376830 | 1951 | 5,378 |
| 125 Via Del Lago | \$13,900,000 | 15-Nov | AUSTIN MCGURK Brown Harris Stevens | RX-10382448 | 1928 | 12,641 |
| 150 El Vedado Road | \$10,900,000 | 13-Nov | JOHN PICKETT Brown Harris Stevens | 17-2336 | 1986 | 5,100 |
| 198 Via Linda | \$10,600,000 | 15-Nov | NATALIE PAAVOLA Linda A. Gary Real Estate | RX-10382345 | 2017 | 6,405 |
| 231 Nightingale Trail | \$8,250,000 | 14-Nov | PAULA WITTMANN Fite Shovel & Associates | RX-10382180 | 2009 | 5,240 |
| 203 Via Vizcaya | \$7,895,000 | 30-Nov | CHRISTOPHER VALENTINO Home Made Real Estate | RX-10385910 | 1942 | 3,987 |
| 412 Brazilian Ave. | \$7,495,000 | 8-Nov | GARY POHRER Douglas Elliman | RX-10380633 | 2017 | 4,431 |
| 267 Dunbar Road | \$6,725,000 | 1-Nov | CHRIS DEITZ The Fite Group | RX-10378626 | 1928 | 5,236 |
| 243 Merrain Road | \$6,399,000 | 15-Nov | DRAGANA CONNAUGHTON Sotheby's International Realty | 17-2355 | 1993 | 5,071 |
| 112 Kings Road | \$6,350,000 | 27-Nov | CHARLES POOLE Bob Jackson, Inc | RX-10384765 | 1972 | 4,635 |
| 251 Dunbar Road | \$5,950,000 | 15-Nov | CAROLE RUHLMAN Sotheby's International Realty | 17-2380 | 1955 | 3,536 |
| 361 Crescent Drive | \$4,995,000 | 15-Nov | CHRISTIAN ANGLE Christian Angle Real Estate | RX-10383733 | 1947 | 4,318 |
| 443 Seaview Ave. | \$4,995,000 | 14-Nov | ROBERT GOODNOUGH Linda A. Gary Real Estate | RX-10381994 | 1927 | 4,953 |
| 1225 N Lake Way | \$4,980,000 | 20-Nov | ASHLEY COPELAND Brown Harris Stevens | 17-2420 | 1986 | 3,171 |
| 444 Chilean Ave. | \$4,950,000 | 17-Nov | DARREN MAROTTA Engel & Volkers Palm Beach | RX-10383134 | 2016 | 3,800 |
| 14 Via Vizcaya | \$4,700,000 | 29-Nov | BETSEY HALL Half Real Estate | 17-2490 | 1,951 | 3,067 |
| 221 Oleander Ave. | \$4,500,000 | 28-Nov | JACK ELKINS The Fite Group | RX-10385265 | 2017 | 2,546 |
| 211 Caribbean Road | \$4,495,000 | 9-Nov | ELIZABETH CLECKNER The Corcoran Group | RX-10384227 | 1966 | 3,272 |
| 240 Sandpiper Drive | \$4,400,000 | 1-Nov | ELIZABETH HOADLEY Keller Williams Realty | RX-10378597 | 1976 | 3,617 |
| 137 Seaspray Ave. | \$3,995,000 | 14-Nov | WAHKUNA VEGA-FARRELL Douglas Elliman | 17-2383 | 1923 | 3,796 |
| 341 Eden Road | \$3,950,000 | 9-Nov | GARY POHRER Douglas Elliman | RX-10380612 | 1955 | 2,872 |
| 257 Atlantic Ave. | \$3,795,000 | 22-Nov | GEOFFREY ALDRIDGE Douglas Elliman | RX-10384245 | 1988 | 2,889 |
| 210 Palmo Way | \$3,495,000 | 5-Nov | DANA KOCH The Corcoran Group | RX-10379617 | 1954 | 2,484 |
| 140 Kings Road | \$3,350,000 | 5-Nov | DANA KOCH The Corcoran Group | RX-10379626 | 1955 | 1,123 |
| 20 Sloans Curve Drive | \$3,195,000 | 15-Nov | PAMELA SLOTKIN Brown Harris Stevens | RX-10382290 | 1982 | 3,448 |
| 212 Cherry Lane | \$3,125,000 | 16-Nov | JUDGE MOSS Sotheby's International Realty | RX-10382625 | 1954 | 1,882 |
| 128 Australian Ave. | \$2,950,000 | 16-Nov | LIZA PULTZER Brown Harris Stevens | RX-10382808 | 1925 | 2,791 |
| 441 Australian Ave. | \$2,650,000 | 16-Nov | BRADFORD MILLER The Corcoran Group | RX-10382722 | 1956 | 1,305 |
| 402 Seabreeze Ave. | \$2,600,000 | 6-Nov | JOHN PICKETT Brown Harris Stevens | 17-2263 | 1930 | 1,838 |
| 205 Jamaica Lane | \$2,495,000 | 21-Nov | WAHKUNA VEGA-FARRELL Earl A. Hallis, Inc. | 17-2415 | 1953 | 3,136 |
| 210 Debra Lane | \$1,695,000 | 29-Nov | MATTHIAS FRETZ Douglas Elliman | RX-10385777 | 1953 | 1,253 |

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Top Two Listings Enter The Market At \$12.5M And \$10M

Condo Listing Boom: 31 Properties Enter The \$1M-plus Market

The top two listings in November in the Condo/Co-op/Townhouse category were priced at \$12.5 million and \$10 million. Cristina Condon of Sotheby's International Realty presented the top listing, Unit 24 at 2 N. Breakers Row, which was also the highest of the last 12 months, beating last January's price of \$10.5 million for Unit 308, 150 Bradley Place. Suzanne Frisbie of The Corcoran Group was the agent for the second highest listing in November, and third highest of the year, a townhome at 2 Via Mizner with an asking price of \$10 million. Altogether, there were 31 New-To-The-Market properties in the \$1M-plus category, second only to January 2017, when there were 32.

Sales activity in the \$1M+plus Condo/Co-op/Townhouse market was fairly quiet in November, with just three properties closing. The largest sale of the month was listed by Jane Scott of Sotheby's International Realty, Unit 322 at 100 Sunrise Avenue which brought \$2.1 million. Gary Pohrer of Douglas Elliman represented the buyer.

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

CONDO/CO-OP/TOWNHOUSE

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

| ADDRESS | SOLD PRICE | MONTH/YEAR | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|-----------------------|-------------|------------|--|--|----------------|----------------|
| 100 Sunrise Ave., 322 | \$2,050,000 | Nov-17 | JANE SCOTT <i>Sotheby's International Realty</i> | GARY POHRER <i>Douglas Elliman</i> | 351 | 1,972 |

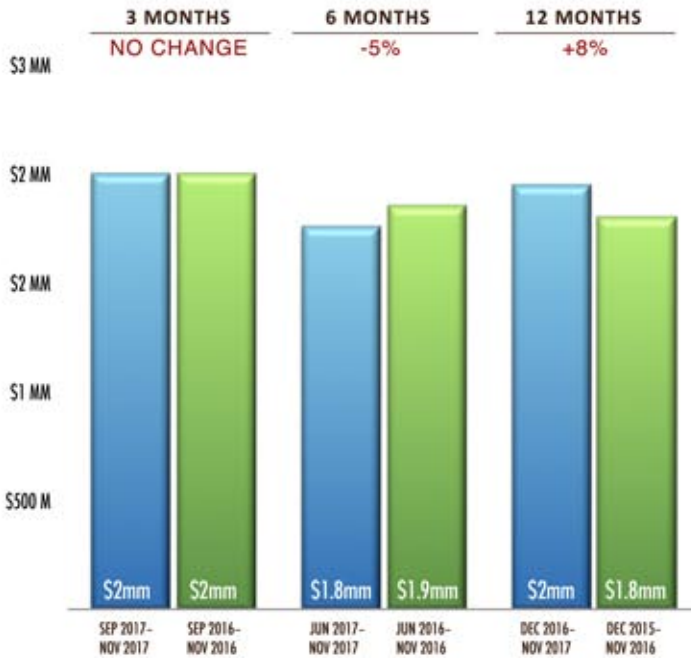
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES – LAST YEAR

| ADDRESS | SOLD PRICE | MONTH/YEAR | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|----------------------------|--------------|------------|--|--|----------------|----------------|
| 2 N. Breakers Row, C14 | \$15,500,000 | Mar-17 | UNKNOWN | UNKNOWN | PRIVATE SALE | 1,714 |
| 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> | PRIVATE SALE | 2,462 |
| 150 Bradley Place, 1101 | \$7,000,000 | May-17 | TARA PEARL <i>Palm Beach Real Estate</i> | VICTORIA BAKER <i>Sotheby's International Realty</i> | PRIVATE SALE | 2,462 |
| 230 Brazilian Ave. | \$6,850,000 | Apr-17 | BETSEY HALL <i>Hall Real Estate</i> | BETSEY HALL <i>Hall Real Estate</i> | 97 | 4,671 |
| 2 N. Breakers Row PHN2 | \$6,625,000 | Aug-17 | UNKNOWN | UNKNOWN | PRIVATE SALE | 3,401 |
| 101 Worth Ave., 5C | \$6,400,000 | Apr-17 | DANA KOCH <i>The Corcoran Group</i> | DANA KOCH <i>The Corcoran Group</i> | 192 | 3,401 |
| 120 Sunset Ave., 4C | \$6,250,000 | Apr-17 | PAULETTE KOCH <i>The Corcoran Group</i> | PAULETTE KOCH <i>The Corcoran Group</i> | 226 | 4,150 |
| 180 Sunset Ave., Cambridge | \$5,650,000 | Jan-17 | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | 153 | 3,200 |
| 330 Brazilian Ave. | \$5,500,000 | Oct-17 | UNKNOWN | UNKNOWN | 854 | 4,724 |
| 200 Bradley Place, PH3 | \$5,400,000 | Jan-17 | PAULETTE KOCH <i>The Corcoran Group</i> | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | 3,290 | 134 |

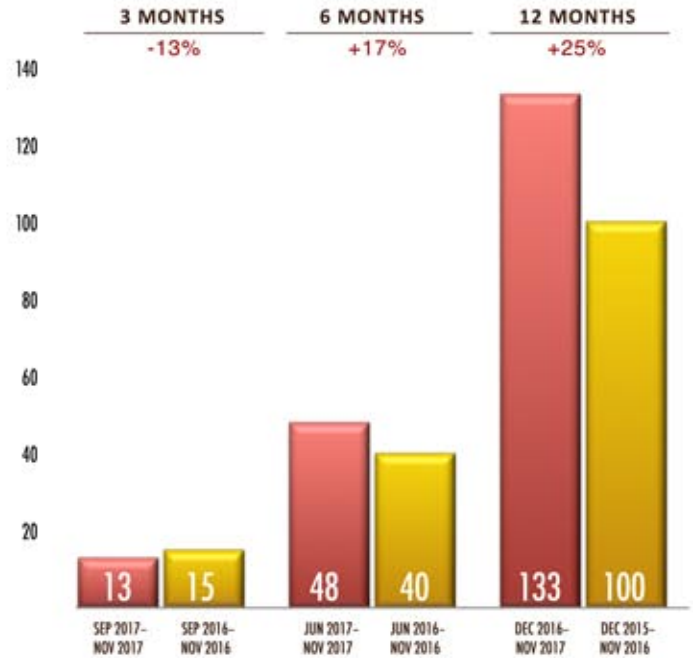
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1 MILLION-PLUS CONDOS/CO-OPS/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**



\$1M-PLUS CONDOS/CO-OPS/TOWNHOUSE SALES – NOVEMBER 2017

| ADDRESS | SOLD PRICE | SELLING DATE | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|---------------------------|-------------|--------------|---|--|----------------|----------------|
| 100 Sunrise Ave., 322 | \$2,050,000 | 7-Nov | JANE SCOTT <i>Sotheby's International Realty</i> | GARY POHRER <i>Douglas Elliman</i> | 309 | 2,984 |
| 100 Sunrise Ave., 213 | \$1,945,000 | 27-Nov | DANA KOCH <i>The Corcoran Group</i> | LINDA GARY <i>Linda A. Gary Real Estate</i> | 375 | 1,780 |
| 2660 S. Ocean Blvd., C10W | \$1,750,000 | 21-Nov | UNKNOWN | UNKNOWN | PRIVATE SALE | UNKNOWN |

\$1M-PLUS CONDOS/CO-OPS/TOWNHOUSES – NEW TO THE MARKET – NOVEMBER 2017

| ADDRESS | LIST PRICE | LISTING DATE | LISTING AGENT/AGENCY | MLS NUMBER | YEAR BUILT | LIVING SQ. FT. |
|----------------------------|--------------|--------------|---|-------------|------------|----------------|
| 2 N. Breakers Row, 524 | \$12,500,000 | 28-Nov | CRIS CONDON <i>Sotheby's International Realty</i> | RX-10386256 | 1986 | 3,322 |
| 2 Via Mizner | \$9,995,000 | 3-Nov | SUZANNE FRISBIE <i>The Corcoran Group</i> | RX-10382764 | 1925 | 5,205 |
| 330 Brazilian Ave. | \$6,700,000 | 4-Nov | BOB JACKSON <i>Bob Jackson, Inc.</i> | RX-10379431 | 2001 | 5,500 |
| 110 Hammon Ave. | \$4,950,000 | 5-Nov | NATALIE PAAVOLA <i>Linda A. Gary Real Estate</i> | RX-10379677 | 1999 | 4,967 |
| 100 Worth Ave., 703 | \$4,350,000 | 15-Nov | DANA KOCH <i>The Corcoran Group</i> | RX-10383939 | 1970 | 2,022 |
| 3000 S. Ocean Blvd., 304 | \$3,950,000 | 27-Nov | NICOLA HIGGANS <i>Linda A. Gary Real Estate</i> | F10095181 | 2006 | 3,808 |
| 100 Worth Ave., PH5 | \$3,950,000 | 27-Nov | LINDA OLSSON <i>Linda R. Olsson, Inc.</i> | F10095181 | 2006 | 3,808 |
| 200 Bradley Place, 301 | \$3,495,000 | 3-Nov | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | RX-10382623 | 1985 | 2,335 |
| 315 S. Lake Drive., 5C | \$3,475,000 | 13-Nov | CRIS CONDON <i>Sotheby's International Realty</i> | RX-10381653 | 1961 | 1,996 |
| 340 S. Ocean Blvd., 5C | \$3,200,000 | 2-Nov | GARY CUTTLE <i>Sotheby's International Realty</i> | 17-2164 | 1967 | 1,826 |
| 150 Bradley Place, 203 | \$2,950,000 | 5-Nov | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | RX-10379777 | 1926 | 1,568 |
| 150 Bradley Place, 901 | \$2,950,000 | 23-Nov | SHELLY NEWMAN <i>Illustrated Properties</i> | RX-10384414 | 1926 | 2,144 |
| 2100 S. Ocean Blvd., 2085 | \$2,950,000 | 22-Nov | KAREN DONNELLY <i>The Fite Group</i> | RX-10384246 | 1980 | 3,107 |
| 315 S. Lake Drive, 2B | \$2,890,000 | 20-Nov | ASHLEY COPELAND <i>Brown Harris Stevens</i> | 17-2428 | 1960 | 1,680 |
| 100 Sunrise Ave., 313 | \$2,395,000 | 29-Nov | JOHN TRUEMAN <i>RE/MAX Prestige Realty</i> | RX-10385578 | 1977 | 1,780 |
| 150 N. Ocean Blvd., 201 | \$2,250,000 | 2-Nov | JAMES MCCANN <i>The Corcoran Group</i> | RX-10379082 | 1980 | 3,041 |
| 44 Coconut Row, 426/427B | \$1,895,000 | 21-Nov | CAPPY ABRAHAM <i>Palm Beach Residential Properties</i> | A10376399 | 1956 | 2,800 |
| 400 S. Ocean Blvd., 224 | \$1,850,000 | 27-Nov | PAULA WITTMANN <i>Fite Shavell & Associates</i> | RX-10384975 | 1965 | 1,533 |
| 301 Australian Ave. | \$1,750,000 | 13-Nov | LISA DONO <i>BEX Realty LLC</i> | RX-10381760 | 1926 | 1,753 |
| 130 Sunrise Ave., 2120 | \$1,695,000 | 28-Nov | DOROTHY GULDEN <i>Dorothy Engels Gulden, Inc.</i> | 17-2446 | 1970 | 1,923 |
| 3300 S. Ocean Blvd., 303N | \$1,495,000 | 2-Nov | GRACE BROWN <i>The Corcoran Group</i> | RX-10378327 | 1981 | 2,196 |
| 150 Bradley Place, 615 | \$1,475,000 | 29-Nov | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | 17-2480 | 1926 | 1,516 |
| 2660 S. Ocean Blvd., 1025 | \$1,450,000 | 1-Nov | CYNTHIA BARSKY <i>Waterfront Properties & Club C</i> | RX-10378400 | 1979 | 1,900 |
| 3100 S. Ocean Blvd., 105 | \$1,395,000 | 22-Nov | BOBBY GOODNOUGH <i>Linda A. Gary Real Estate</i> | 17-2430 | 1985 | 2,913 |
| 3120 S. Ocean Blvd., 1301 | \$1,300,000 | 30-Nov | MARIANNE CHOPP <i>Sotheby's International Realty</i> | RX-10385852 | 1984 | 2,570 |
| 2778 S. Ocean Blvd., PH4-N | \$1,299,000 | 13-Nov | MICHAEL MELEAR <i>Brown Harris Stevens</i> | RX-10381597 | 1981 | 2,796 |
| 2500 S. Ocean Blvd., 1-D1 | \$1,289,000 | 30-Nov | DENISE SEGRAVES <i>Sotheby's International Realty</i> | 17-2482 | 1977 | 2,590 |
| 170 N. Ocean Blvd., 308 | \$1,260,000 | 8-Nov | GARY LITTLE <i>The Fite Group</i> | RX-10380661 | 1968 | 1,395 |
| 100 Sunrise Ave., 325 | \$1,250,000 | 21-Nov | DANA KOCH <i>The Corcoran Group</i> | 17-2413 | 1977 | 1,623 |
| 3440 S. Ocean Blvd., 201N | \$1,200,000 | 16-Nov | BECKY BUZZELLI <i>Scott Gordon Realty</i> | RX-10382721 | 1980 | 2,078 |
| 3170 S. Ocean Blvd., 2015 | \$1,000,000 | 2-Nov | ERIC DITRI <i>Waterfront Properties</i> | RX-10378611 | 1985 | 2,350 |

LAND USE/CONSTRUCTION HIGHLIGHT

Testa's Project Underway With 13 Permits Pulled Valued at \$7.6M

Building Approvals Requested For Construction Of 4 New Single Family Homes

Coastal Construction pulled 1 Commercial Alteration permit and 12 Residential New Construction/Addition permits to begin the Testa redevelopment project at 221 Royal Poinciana Way, making Coastal Construction the Top Contractor for the last 12 months for both Total Value of Projects at \$7.64 million, and Number of Projects at 13. The architect firm for the project is Gliddenspina + Partners. The underground parking structure portion of the project, with a valuation of \$2.22 million, represented the Largest Building Permit Issued in November and was also one of the Top 10 of the last 12 months.

In November the ARC reviewed four requests to approve new home construction at 515 and 535 N. County Road, 149 E. Inlet Drive, and 1700 S. Ocean Boulevard. The architects for the projects are Bridges, Marsh & Associates, Boyle Architecture, Dailey Janssen Architects, and SKA Architect + Planner, consecutively.

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

LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT* ISSUED LAST MONTH

| ADDRESS | VALUE | MONTH/YEAR | CONTRACTOR | ARCHITECT | TYPE |
|-------------------------|-------------|------------|------------------------------|-------------------------|-----------------------|
| 221 Royal Poinciana Way | \$2,217,000 | Nov-17 | Coastal Construction Company | Gliddenspina + Partners | Commercial Alteration |

TOP 10 LARGEST BUILDING PERMITS* ISSUED – LAST 12 MONTHS

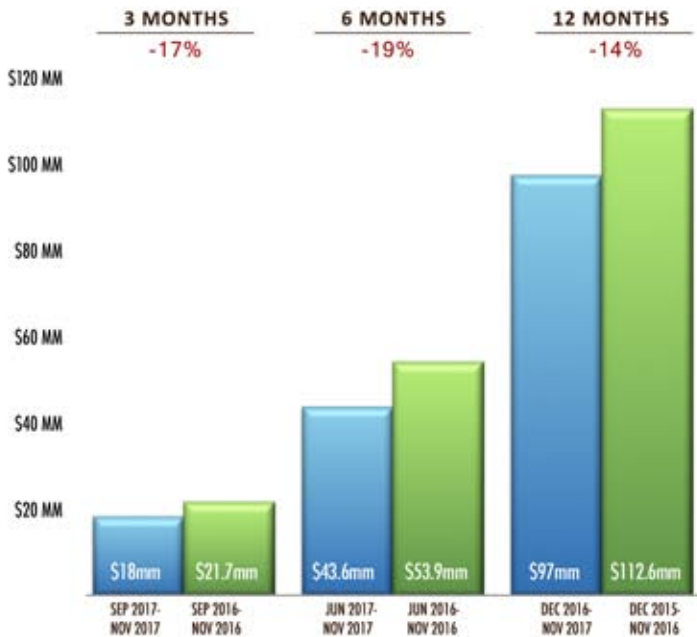
| ADDRESS | VALUE | MONTH/YEAR | CONTRACTOR | ARCHITECT | TYPE |
|-------------------------|-------------|------------|--------------------------------|---------------------------|------------------------------|
| 1300 S. Ocean Blvd. | \$6,395,000 | Apr-17 | Woolems Inc. | Allan Shope Architect | Residential Alteration |
| 0 Four Arts Plaza | \$4,000,000 | Jun-17 | Conkling & Lewis Construction | Kirchhoff & Associates | Commercial New Construction |
| 100 Sunrise Ave. | \$3,967,755 | May-17 | Structural Preservation System | UNKNOWN | Commercial Alteration |
| 520 Island Drive | \$2,500,000 | Feb-17 | Rogers General Contracting | Dailey Janssen Architects | Residential New Construction |
| 221 Royal Poinciana Way | \$2,217,000 | Nov-17 | Coastal Construction Company | Gliddenspina + Partners | Commercial Alteration |
| 1 S. County Road | \$1,878,750 | May-17 | The Weitz Company | Peacock + Lewis | Commercial Alteration |
| 340 Royal Poinciana Way | \$1,800,000 | Jun-17 | Dickinson Cameron Construction | Glidden Spina + Partners | Commercial Alteration |
| 212 Coral Lane | \$1,606,375 | Apr-17 | PDC Development Corp. | Marsh & Associates, Inc | Residential New Construction |
| 44 Coconut Row | \$1,560,000 | Jan-17 | Hedrick Brothers Construction | UNKNOWN | Residential Alteration |
| 200 Tradewind Drive | \$1,539,000 | May-17 | Seabreeze Building | Smith Architectural Group | Residential New Construction |

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

PALM BEACH AT A GLANCE
LAND USE/CONSTRUCTION

\$100 THOUSAND-PLUS BUILDING PERMITS*

**VALUE OF PROJECTS
CURRENT YEAR VS. PRIOR YEAR**

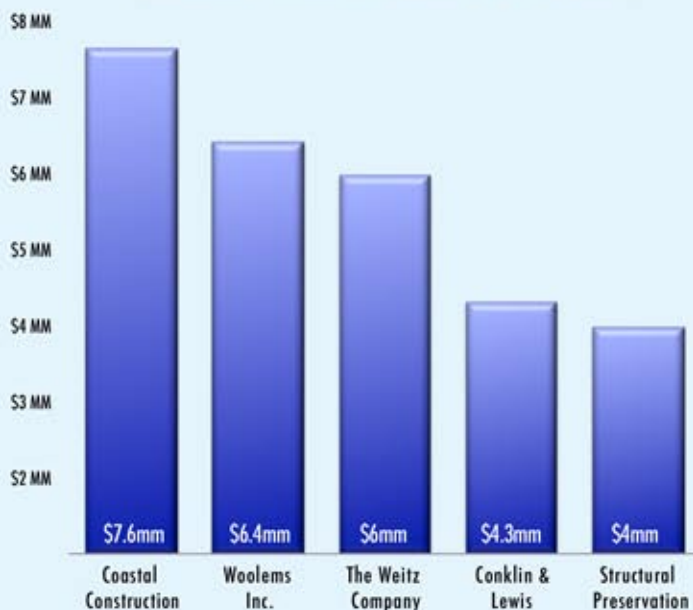


**NUMBER OF PROJECTS
CURRENT YEAR VS. PRIOR YEAR**



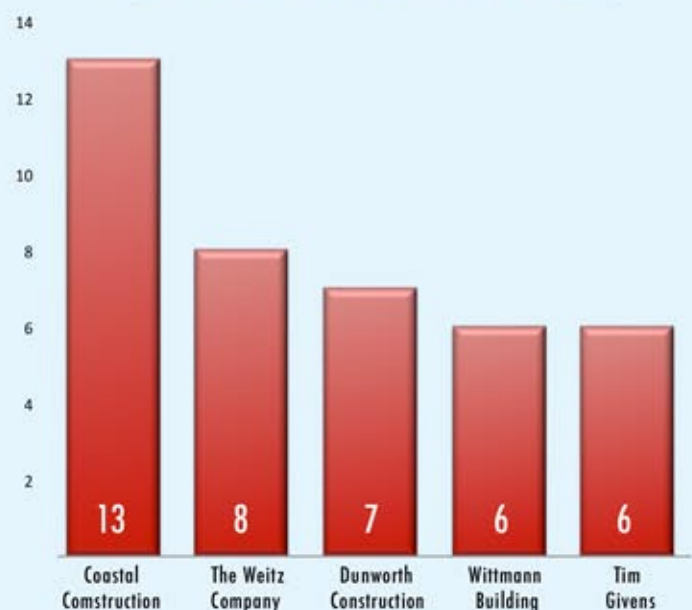
**TOP 5 CONTRACTORS
BY VALUE OF PERMITS***

(CURRENT YEAR: DEC 2016 – NOV 2017)



**TOP 5 CONTRACTORS
BY VOLUME OF PERMITS***

(CURRENT YEAR: DEC 2016 – NOV 2017)

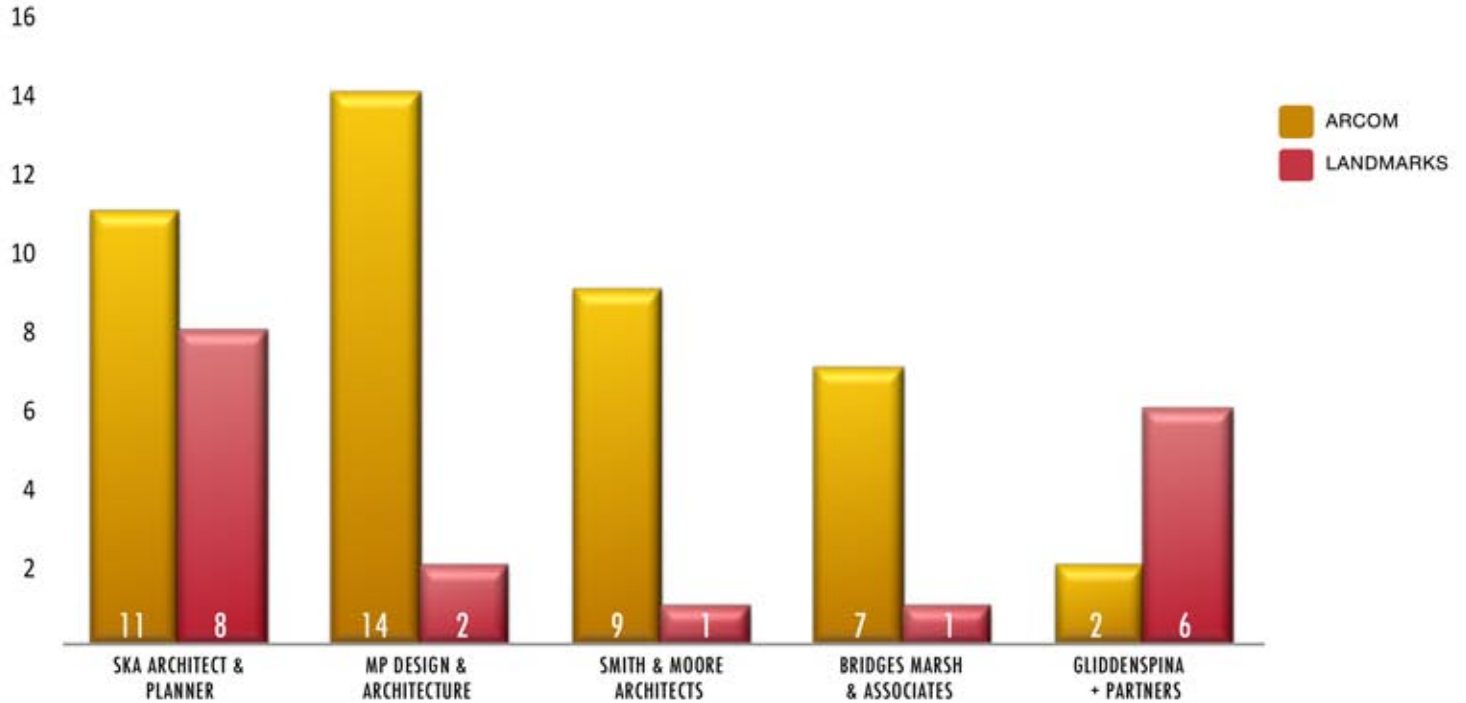


*RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM & LANDMARKS*

(CURRENT YEAR: DEC 2016 — NOV 2017)



TOWN COUNCIL DEVELOPMENT REVIEWS

(CURRENT YEAR VS PRIOR YEAR)



RABIDEAU LAW

PALM BEACH - TORONTO

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

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

CONTACTS

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

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