

RABIDEAU LAW BRIEF

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

JANUARY 2018



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 Court & Comptroller, <http://www.mypalmbeachclerk.com>
Realtors Association of the Palm Beaches Multiple Listings Services, <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

\$17M Oceanfront Home & \$14M Restored Estate Heat Up December Market

Linda A. Gary Real Estate Asks \$43M For Yet-To-Be-Built Roger Janssen “Masterpiece”

The Town’s real estate market heats up with thirteen \$1M-plus properties selling in December, contributing significantly to a 49% increase in the Single Family Home median price point. The average price in the \$1M-plus category for the last three months was \$5.9 million, as compared to \$3 million for the same period in 2016. The top two sales were listed by Christian Angle of Christian Angle Real Estate and Paulette Koch of The Corcoran Group, and brought \$16.7 million for 680 S. Ocean Boulevard, an oceanfront home with beach access by tunnel, and \$14 million for 115 Via La Selva, a restored 1920’s Maurice Fatio-designed estate. Allison Wren of The Corcoran Group represented the buyer of the Via La Sleva property; the Ocean Boulevard property was a private sale and the closing agent is unknown.

Martin Conroy of Linda A. Gary Real Estate uplifted November’s Single Family Homes listing price point average by opening the month with a \$42.9 million asking price for 910 S. Ocean Boulevard, the highest listing of the month, and adding three more properties to the \$1M-plus category. The S. Ocean spec home described as a “Modern Palm Beach Masterpiece” features a Roger Janssen design and would begin construction in April.

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.
680 S. Ocean Blvd.	\$16,745,000	Dec-17	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	UNKNOWN	861	9,025

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

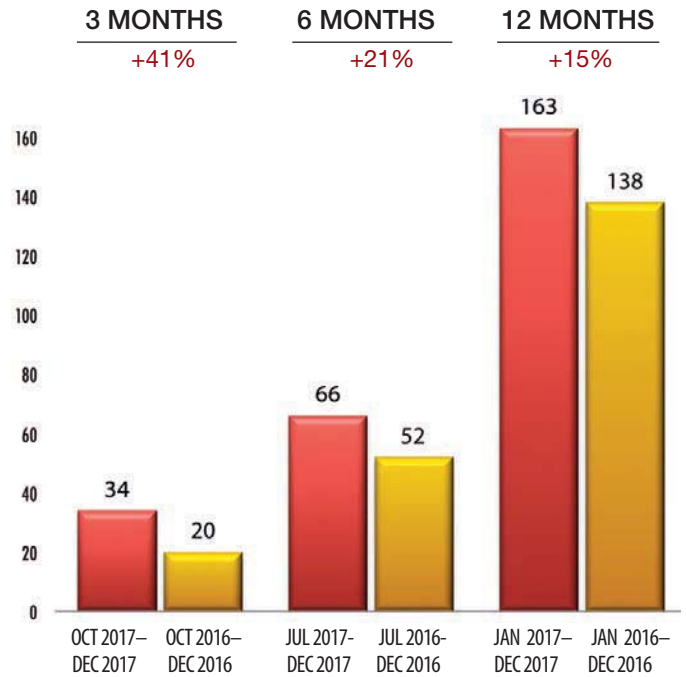
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

**MEDIAN SELLING PRICE
CURRENT YEAR VS PRIOR YEAR**



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



**MEDIAN LISTING PRICE
CURRENT YEAR VS PRIOR YEAR**



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



SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — DECEMBER 2017

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
680 S. Ocean Blvd.	\$16,745,000	29-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	UNKNOWN	861	9,025
115 Via La Selva	\$13,958,675	15-Dec	PAULETTE KOCH <i>The Corcoran Group</i>	ALLISON WREN <i>The Corcoran Group</i>	304	10,568
916 S. Ocean Blvd.	\$12,000,000	4-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	LOT
400 Regents Park Road	\$10,650,000	14-Dec	DANA KOCH <i>The Corcoran Group</i>	ROBERT GOODNOUGH <i>Linda A. Gary Real Estate</i>	1896	6,958
110 Indian Road	\$7,300,000	29-Dec	HEATHER BRETZLAFF <i>Douglas Elliman</i>	UNKNOWN	69	5,100
220 Jungle Road	\$6,750,000	21-Dec	LIZA PULTIZER <i>Brown Harris Stevens</i>	JACK ELKINS <i>The Fite Group</i>	314	4,120
246 Eden Road	\$6,100,000	18-Dec	CRISTA RYAN <i>Tina Fanjul Associates, Inc</i>	ALLISON WREN <i>The Corcoran Group</i>	273	5,661
991 N. Lake Way	\$4,650,000	1-Dec	WALLY TURNER <i>Sotheby's International Realty</i>	GREGORY WEEDOCK <i>Brown Harris Stevens</i>	527	6,290
249 Orange Grove Road	\$4,485,500	22-Dec	UNKNOWN	UNKNOWN	335	1,982
229 Tradewind Drive	\$3,770,000	19-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	5,877
276 Jamaica Lane	\$2,400,000	1-Dec	CAROLE KOEPEL <i>Sotheby's International Realty</i>	EDWARD DUKE HART <i>Brown Harris Stevens of PB</i>	281	2,952
236 Fairview Road	\$2,000,000	1-Dec	CRIS CONDON <i>Sotheby's International Realty</i>	UNKNOWN	350	2,621
1464 N. Ocean Blvd.	\$1,580,000	14-Dec	UNKNOWN	UNKNOWN	318	1,859

SINGLE FAMILY HOMES / RESIDENTIAL ESTATES — NEW TO THE MARKET — DECEMBER 2017

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
910 S. Ocean Blvd.	\$42,900,000	1-Dec	MARTIN CONROY <i>Linda A. Gary Real Estate</i>	17-2496	2012	18,432
1125 S. Ocean Blvd.	\$23,900,000	12-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10389837	1947	9,474
910 S. Ocean Blvd.	\$19,900,000	1-Dec	MARTIN CONROY <i>Linda A. Gary Real Estate</i>	17-2498	1970	7,243
446 N. Lake Way	\$16,800,000	13-Dec	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	17-2602	LOT	LOT
120 Clarendon Ave.	\$13,995,000	4-Dec	MARTIN CONROY <i>Linda A. Gary Real Estate</i>	RX-10387181	2011	8,440
210 Fairview Road	\$6,495,000	8-Dec	CHRIS DEITZ <i>The Fite Group</i>	RX-10388157	2006	8,723
135 Seagate Road	\$6,250,000	11-Dec	ALLISON WREN <i>The Corcoran Group</i>	RX-10388560	1951	5,378
345 Brazilian Ave.	\$5,295,000	16-Dec	ELIZABETH DEWOODY <i>The Fite Group</i>	17-2595	1928	12,641
2315 Ibis Isle Road	\$4,750,000	10-Dec	JOAN MESSING <i>Douglas Elliman</i>	RX-10389217	1986	5,100
418 Seaspray Ave.	\$4,195,000	15-Dec	LINDA OLSSON <i>Linda R. Olsson Inc.</i>	17-2596	LOT	LOT
125 Hammon Ave.	\$3,998,888	28-Dec	MATTHEW NATALE <i>Donohue Real Estate</i>	RX-10392040	1930	4,307
224 Sandpiper Drive	\$3,595,000	27-Dec	STEPHANIE LEFES <i>Sotheby's International Realty</i>	17-2658	1972	3,226
304 Plantation Road	\$3,200,000	15-Dec	JOHN DEWING <i>Sotheby's International Realty</i>	17-2597	2017	6,405
205 Jamaica Lane	\$2,495,000	7-Dec	WAHKUNA VEGA-FARRELL <i>Earl A. Hollis, Inc.</i>	RX-10388740	2009	5,240
1465 Laurie Lane	\$2,199,000	11-Dec	MARTIN CONROY <i>Linda A. Gary Real Estate</i>	RX-10389199	1942	3,987
223 Monterey Road	\$2,190,000	1-Dec	ANN CARMICHAEL <i>Brown Harris Stevens</i>	17-2499	2017	4,431
215 Colonial Lane	\$2,000,000	2-Dec	NICHOLAS ARSALI <i>NextEra Realty</i>	RX-10391568	1956	2,268
227 Oleander Ave	\$1,295,000	8-Dec	TIERNEY O'HARA <i>Sotheby's International Realty</i>	RX-10388083	1928	5,236
980 S. Ocean Blvd.	\$1,085,000	18-Dec	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	17-2623	1950	5,403

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Breakers Row Pushes Price Point in December

Listing Prices Also Swell: Las Ventanas Penthouses asks \$17M, Leverett House Condo asks \$16M

Another Breakers Row property made the Top 10 Sales list. The condominium complex placed five out of ten of the largest sales for the last 12 months. Last month the private sale of Penthouse 2-North and accompanying Cabana 10 listed by Cristina Condon of Sotheby's International Realty brought \$13.3 million, while Unit 41-South and accompanying Cabana 30 brought \$6.8 million. Suzanne Frisbie of The Corcoran Group listed Unit 41 and the selling agent was Lawrence Moens of Lawrence A. Moens Associates. The selling agent for Penthouse 2-North is unknown. The median fourth quarter selling price increased by 14% as compared to the previous year.

Christian Angle of Christian Angle Real Estate opened December's New-To-The-Market listings in the Condo/Co-op/Townhouse category with the \$16.9 million priced penthouse at Las Ventanas, 104 Gulfstream Road. He also closed the month on a high note by offering Unit 2B of the Leverett House at 110 Sunset Avenue for \$15.8 million on December 26th. There were 24 new condominium listings in December in the \$1M-plus category, and 80 for the last three months as compared to 74 for the same period last year. The median list price for \$1M-plus condominiums decreased from \$2.1 million to \$1.9 million for the last quarter of 2017, as compared to the last quarter of 2016.

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

CONDOMINIUMS

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.
2 N. Breakers Row, NPH2/C10	\$13,250,000	Dec-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	UNKNOWN	172	3,401

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/C14	\$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
2 N. Breakers Row, NPH2/C10	\$13,250,000	Dec-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	UNKNOWN	172	3,401
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, S41/C30	\$6,750,000	Dec-17	SUZANNE FRISBIE <i>The Corcoran Group</i>	UNKNOWN	216	3,243
2 N. Breakers Row, NPH2/C10	\$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 Brazillian Ave.	\$5,650,000	Oct-17	BOB JACKSON <i>Bob Jackson Inc.</i>	UNKNOWN	2001	5,500

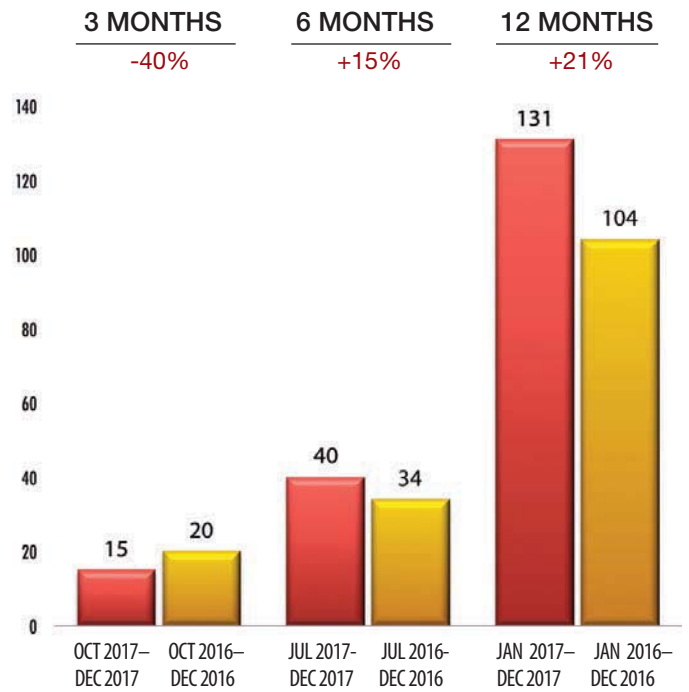
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

**MEDIAN SELLING PRICE
CURRENT YEAR VS PRIOR YEAR**



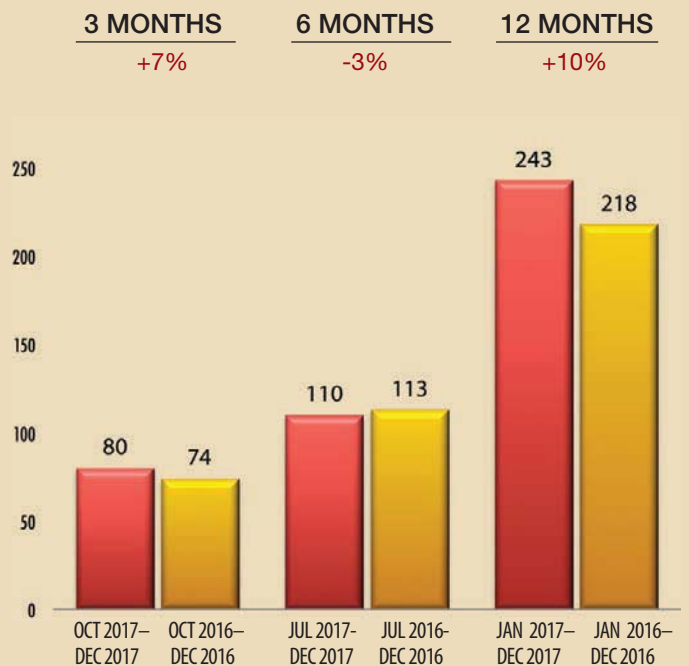
**TOTAL CONDOS SOLD
CURRENT YEAR VS PRIOR YEAR**



**MEDIAN LISTING PRICE
CURRENT YEAR VS PRIOR YEAR**



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



CONDO/CO-OP/TOWNHOUSE SALES — DECEMBER 2017

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, NPH2/C10	\$13,250,000	20-Dec	CRISTINA CONDON <i>Sotheby's International Realty</i>	UNKNOWN	172	3,401
2 N. Breakers Row, S41/C30	\$6,750,000	28-Dec	SUZANNE FRISBIE <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	216	3,243
100 Worth Ave., 703	\$3,775,000	20-Dec	DANA KOCH <i>The Corcoran Group</i>	UNKNOWN	30	2,022
3550 S. Ocean Blvd., 4B	\$3,750,000	18-Dec	GAYLE CLARK <i>Douglas Elliman</i>	PASCAL LIGUORI <i>Premier Estate Properties</i>	172	3,100
100 Sunrise Ave., 5110/C61	\$3,450,000	18-Dec	UNKNOWN	UNKNOWN	PRIVATE SALE	2,025
2770 S. Ocean Blvd., 6	\$2,505,000	22-Dec	DANA KOCH <i>The Corcoran Group</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	71	1,996
330 S. Ocean Blvd., 5E	\$2,000,000	12-Dec	JAMES MCCANN <i>The Corcoran Group</i>	LISA DONO <i>BEX Realty LLC</i>	71	1,996

CONDOS/CO-OPS/TOWNHOUSES — NEW TO THE MARKET — DECEMBER 2017

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
104 Gulfstream Road	\$16,900,000	2-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10387984	2009	5,260
110 Sunset Ave., 2B	\$15,750,000	27-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10392256	1982	4,668
100 Worth Ave., 614/616	\$7,750,000	8-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	17-2556	1970	3,256
400 S. Ocean Blvd., 205	\$5,395,000	18-Dec	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	RX-10390631	1965	3,432
200 Bradley Place., 204	\$5,390,000	18-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10390924	1985	2,716
114 Hammon Ave., 630	\$5,295,000	16-Dec	KEVIN SLOANE <i>Sloane Real Estate</i>	17-2586	1999	4,256
100 Worth Ave., PH10	\$4,400,000	18-Dec	ROSALIND CLARKE <i>The Corcoran Group</i>	RX-10391192	1970	1,597
150 Bradley Place, 714	\$3,545,000	5-Dec	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10388164	1926	3,007
340 Brazilian Ave., 202	\$2,795,000	6-Dec	DANA KOCH <i>The Corcoran Group</i>	RX-10387384	1982	2,323
100 Worth Ave., PH1	\$2,750,000	4-Dec	CHRISTINE FRANKS <i>Wilshire International Realty</i>	17-2503	1970	1,624
100 Worth Ave., PH11	\$2,595,000	4-Dec	DANA KOCH <i>The Corcoran Group</i>	RX-10386255	1970	1,590
389 S. Lake Drive, 5D	\$1,650,000	12-Dec	CRISTINA CONDON <i>Sotheby's International Realty</i>	17-2569	1967	1,176
100 Sunrise Ave., 421	\$1,499,000	13-Dec	DANA KOCH <i>The Corcoran Group</i>	RX-10389692	1977	1,633
127 Peruvian Ave., 205	\$1,450,000	27-Dec	W. PETER MAHLER <i>Wilshire International Realty</i>	17-2503	1973	1,665
170 N. Ocean Blvd., 506	\$1,385,000	19-Dec	KAREN PRAYIAS <i>Sotheby's International Realty</i>	RX-10390705	1968	1,395
2100 S. Ocean Blvd., 306S	\$1,298,000	14-Dec	WILLIAM WARWICK <i>Douglas Elliman</i>	RX-10389447	1980	2494
3440 S. Ocean Blvd., 505N	\$1,295,000	8-Dec	GUY CLARK <i>Douglas Elliman</i>	RX-10388056	1980	1886
325 S. Lake Drive, 4&5	\$1,290,000	13-Dec	KYLE KAHRIMAN <i>Brown Harris Stevens</i>	17-2584	1968	1106
2500 S. Ocean Blvd., 1D1	\$1,289,000	4-Dec	DENISE SEGRAVES <i>Sotheby's International Realty</i>	RX-10387736	1977	2590
100 Royal Palm Way, E1	\$1,200,000	15-Dec	ALEXIS COSTSALAS <i>Sotheby's International Realty</i>	17-2588	1969	0
434 Chilean Ave., 4D	\$1,195,000	6-Dec	JEFF CLONINGER <i>Sotheby's International Realty</i>	RX-10387036	1983	1225
3170 S. Ocean Blvd., 301N	\$1,100,000	7-Dec	THOMAS ALBERTS <i>Illustrated Properties</i>	RX-10387620	1985	2350
3120 S. Ocean Blvd., 1-302	\$1,095,000	1-Dec	LINDA ESSIG <i>Illustrated Properties</i>	17-2491	1984	2497
3100 S. Ocean Blvd., 405-S	\$1,000,000	6-Dec	SCOTT GORDON <i>Scott Gordon Realty Associates</i>	RX-10387843	1985	2913

LAND USE/CONSTRUCTION HIGHLIGHT

Sabatello Pulls \$2M Permit For Smith And Moore 2-Story

Coastal Construction Tops 2017's Number of Projects & Total Valuation List

Of the six \$100K-plus permits issued in December, the largest was a Residential New Construction permit issued to Sabatello Construction of Florida with a valuation of \$1.9 million. The project includes a Monterey style 2-story home, landscape and hardscape designed by Smith and Moore Architects for 201 Ocean Terrace. The total number of large scale projects increased by 10% for the year of 2017 as compared to 2016, while the total valuation for the same periods decreased by 4%.

The Building Division issued Coastal Construction a total of 13 permits for large scale, \$100K-plus projects in 2017, with a total of \$7.8 million valuation, the highest number and valuation of projects of the year. The Building Division issued \$97.9 million in large scale projects altogether, as compared to \$101.9 in 2016. SKA Architect+Planner and MP Design & Architecture continue to lead in the most land use requests to the ARCOM and Landmarks commissions, with 22 and 17 consecutively, and The Town received 2% less Development Review requests in 2017 as compared to 2016.

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
250 List Road	\$631,500	Nov-17	Curtis Meade Inc.	Bridges Marsh & Associates	Commercial New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

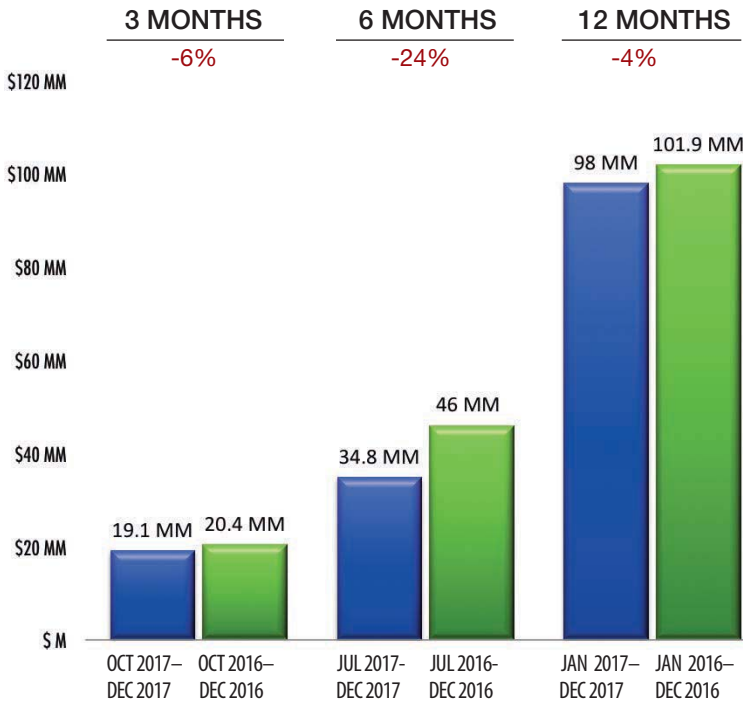
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
1300 S. Ocean Blvd.	\$6,395,000	Apr-17	Woolems Inc.	Allan Shope Architect	Residential Alteration
0 Four Arts Plaza	\$4,000,000	Jun-17	Conkling & Lewis Construction	Kirchhoff & Associates	Commercial New Construction
100 Sunrise Ave.	\$3,967,755	May-17	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	GliddenSpina + Partners	Commercial Alteration
212 Coral Lane	\$1,606,375	Apr-17	PDC Development Corp.	Bridges Marsh & Associates	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

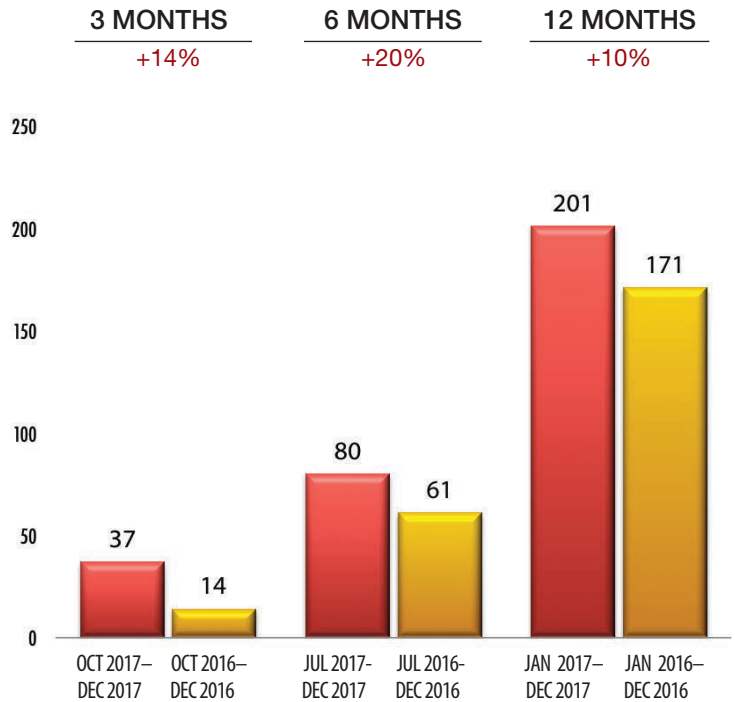
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100K THOUSAND-PLUS BUILDING PERMITS

VALUE OF PROJECTS
CURRENT YEAR VS PRIOR YEAR

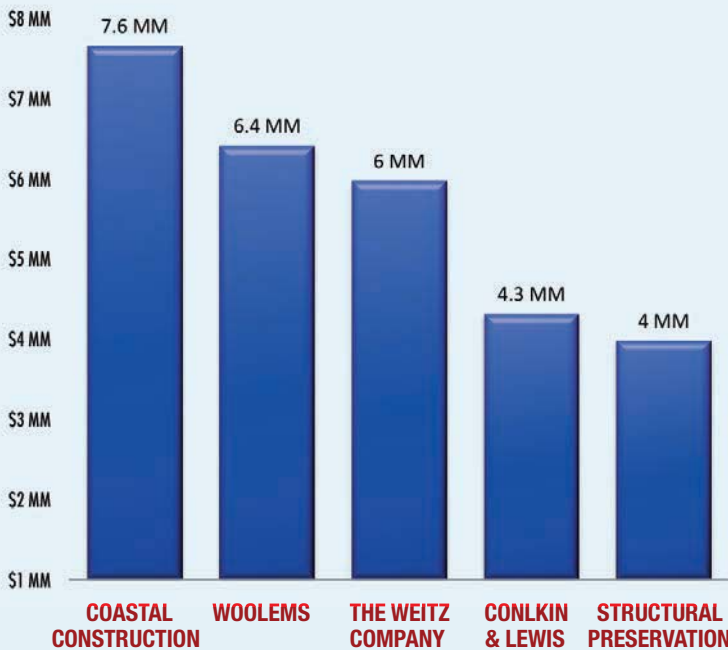


NUMBER OF PROJECTS
CURRENT YEAR VS PRIOR YEAR



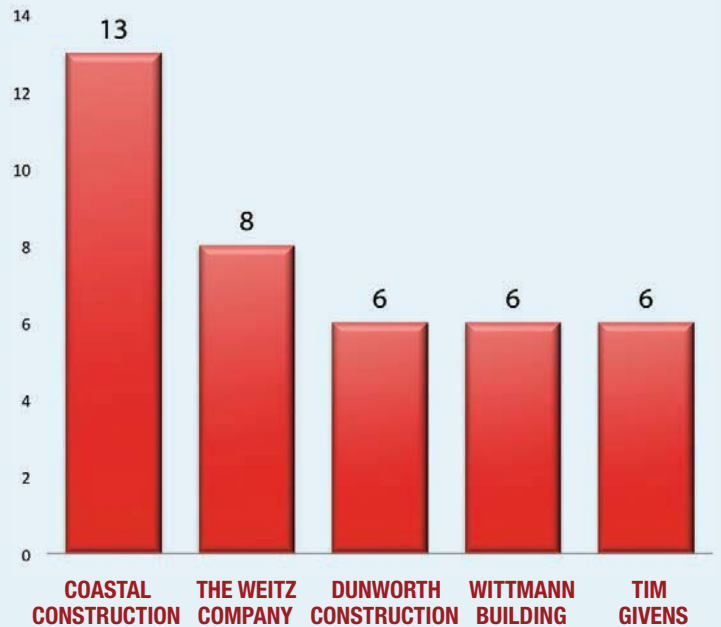
TOP 5 CONTRACTORS
BY VALUE OF PERMITS*

(CURRENT YEAR: JAN 2017 — DEC 2017)



TOP 5 CONTRACTORS
BY NUMBER OF PERMITS*

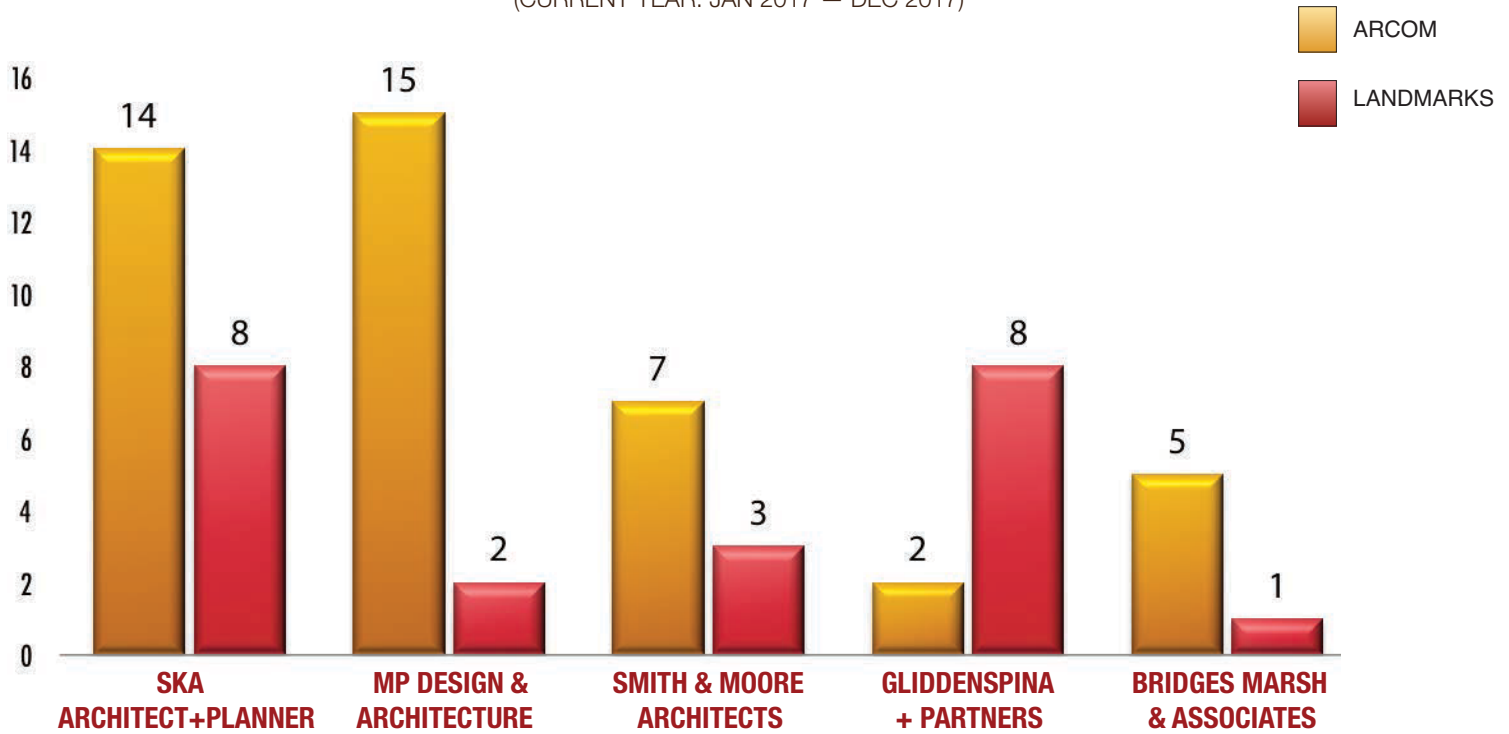
(CURRENT YEAR: JAN 2017 — DEC 2017)



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

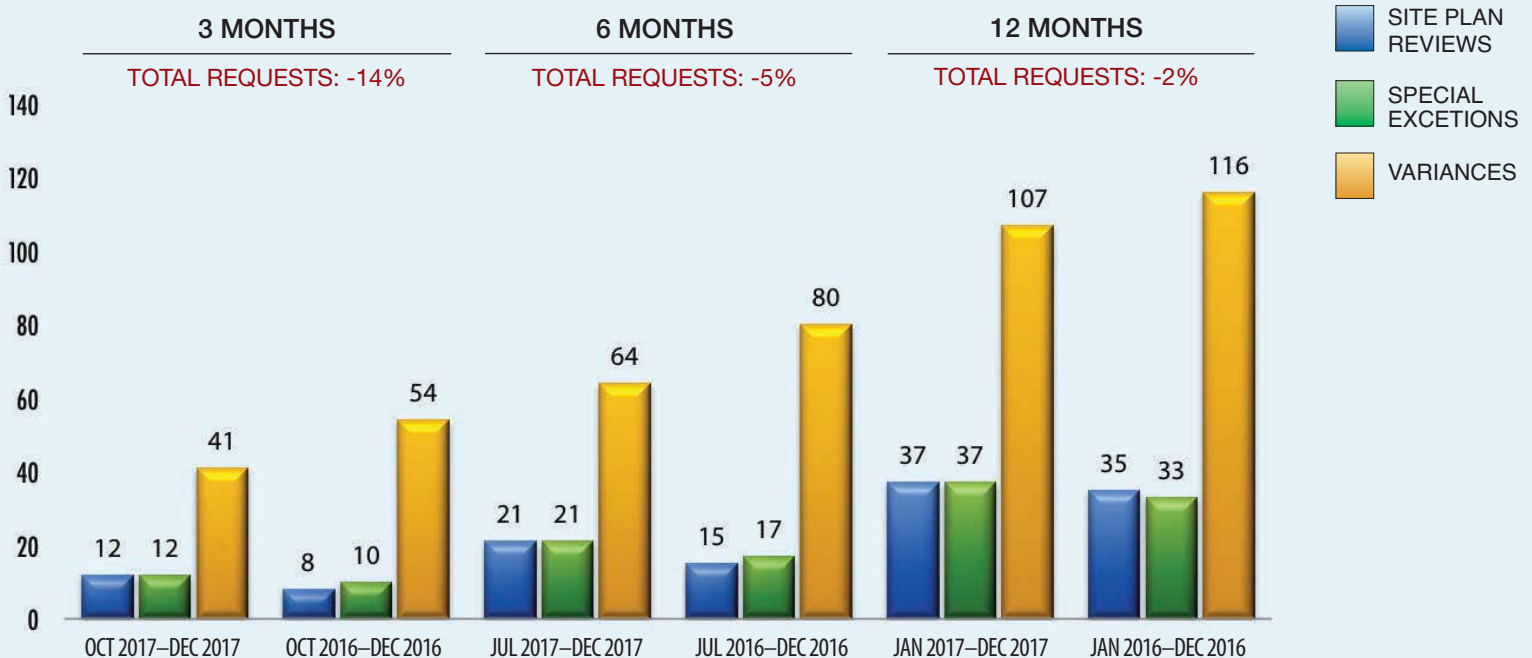
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS
FOR APPEARANCES BEFORE ARCOM & LANDMARKS*
(CURRENT YEAR: JAN 2017 – DEC 2017)



TOWN COUNCIL DEVELOPMENT REVIEWS

(CURRENT YEAR VS PRIOR YEAR)



*INITIAL APPEARANCES ONLY, NOT INCLUDING LANDSCAPE AND HARDSCAPE

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400 Royal Palm Way, Suite 404
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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