

# RABIDEAU LAW BRIEF

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

MARCH 2018



*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 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

### Corcoran Group Closes Mar-a-Lago Neighbor For \$19.5M

#### Bullish Market Activity Trending — 32 New \$1M-plus Single Family Home Listings

The top Single Family Home sale of February was presented by Traci DeGeorge of Waterfront Properties and was closed by Wally Turner of Sotheby's International Realty. The oceanfront estate at 1045 S. Ocean Boulevard is situated near the Mar-a-Lago resort and brought \$19.5 million. Two more sales passed the \$10 million mark; the estates at 330 Island Road and 210 El Vedado Road brought \$17.7 million and \$11.3 million, consecutively. The Island Road property was listed by Dana Koch of The Corcoran Group and closed by Lisa Cregan of Sotheby's International Realty, and the El Vedado property was listed by Debbie Caplenor of Sotheby's International Realty and closed by Pamela Miller of The Corcoran Group.

During the short month of February, 32 New-To-The-Market properties were added to the \$1M-plus Single Family Home category, as compared to ten in February 2017. Suzanne Frisbie of the Corcoran Group presented the top listing, a newly renovated intra-coastal home with nine thousand square feet of living space located at 353 El Brillo Way. The estate is priced at \$29.9 million.

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## 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.
1045 S. Ocean Blvd.	\$19,507,200	28-Feb	TRACI DEGEORGE <i>Waterfront Properties</i>	WALLY TURNER <i>The Corcoran Group</i>	114	7,675

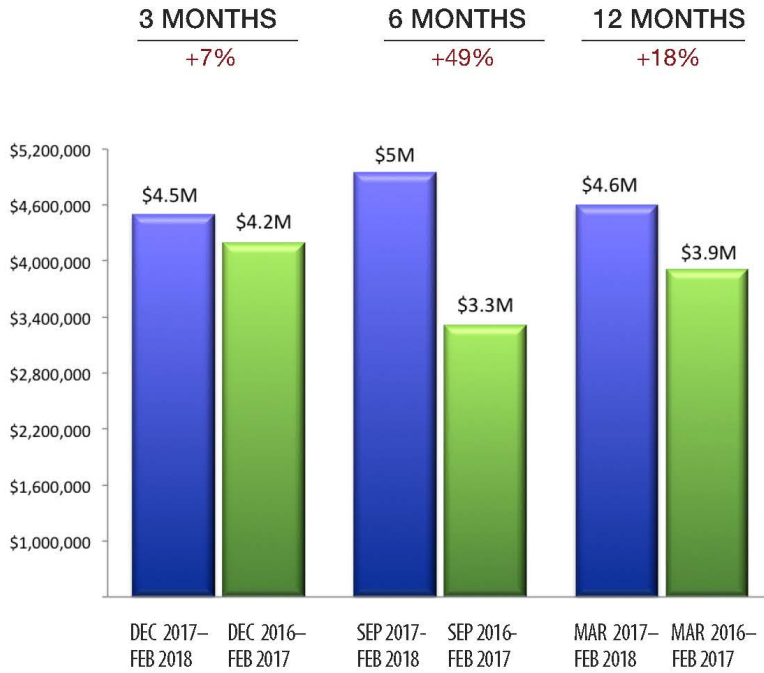
### TOP 10 LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
60 Blossom Way	\$77,060,000	Apr-17	UNKNOWN	UNKNOWN	PRIVATE SALE	18,452
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> DRAGANA CONNAUGHTON, <i>Sotheby's</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
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
735 Island Drive	\$23,800,000	Oct-17	MARY BOYKIN <i>Sotheby's International Realty</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	PRIVATE SALE	9,831
1565 N. Ocean Way	\$23,700,000	Jun-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	435	7,657
726 Hi Mount Road	\$22,250,000	Jan-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	404	8,767

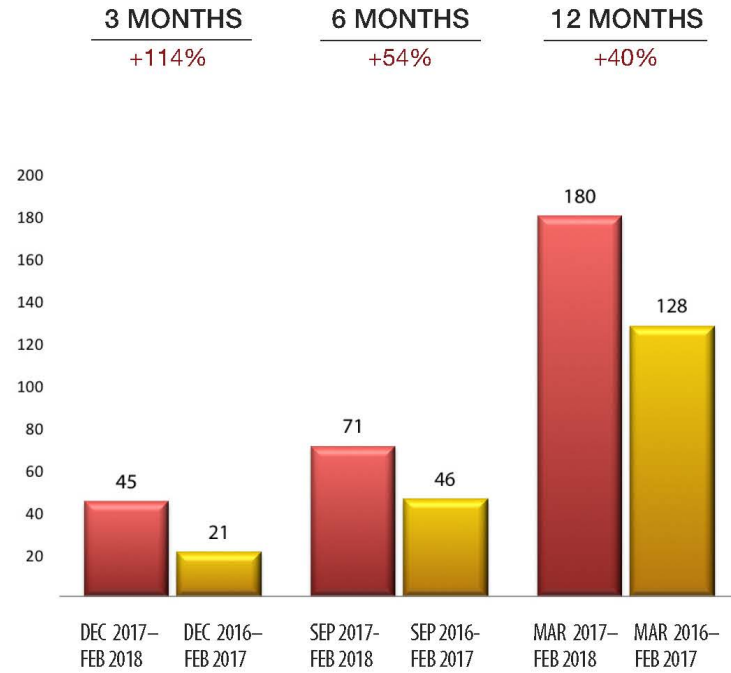
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

# \$1MILLION-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 – FEBRUARY 2018

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1045 S. Ocean Blvd.	\$19,507,200	28-Feb	TRACI DEGEORGE <i>Waterfront Properties</i>	WALLY TURNER <i>The Corcoran Group</i>	114	7,675
330 Island Road	\$17,682,000	27-Feb	DANA KOCH <i>The Corcoran Group</i>	LISA CREGAN <i>Sotheby's International Realty</i>	793	8,077
210 El Vedado Road	\$11,285,675	1-Feb	DEBBIE CAPLENOR <i>Sotheby's International Realty</i>	PAMELA MILLER <i>The Corcoran Group</i>	152	8,811
830 S. County Road	\$8,900,000	16-Feb	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	5,464
221 Ocean Terrace	\$4,700,000	1-Feb	JOAN MESSING <i>Douglas Elliman</i>	JOAN MESSING <i>Douglas Elliman</i>	210	4,844
14 Via Vizcaya	\$4,500,000	1-Feb	UNKNOWN	UNKNOWN	PRIVATE SALE	3,067
444 Chilean Ave.	\$4,425,000	22-Feb	DARREN MAROTTA <i>Engel &amp; Volkers Palm Beach</i>	ITE YOUNG <i>The Corcoran Group</i>	102	3,800
142 S. County Road	\$4,200,000	26-Feb	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	523	3,712
1066 N. Ocean Blvd.	\$4,150,000	20-Feb	BEN STEIN <i>Brown Harris Stevens</i>	UNKNOWN	47	3,820
2227 Ibis Isle Road	\$3,150,000	16-Feb	TARA PEARL <i>Palm Beach Real Estate</i>	JOHN ROSS <i>Douglas Elliman</i>	141	5,184
128 Australian Ave.	\$2,755,000	22-Feb	LIZA PULTIZER <i>Brown Harris Stevens</i>	LIZA PULTIZER <i>Brown Harris Stevens</i>	83	2,791
224 Angler Ave.	\$2,550,000	21-Feb	ROSALIND CLARKE <i>The Corcoran Group</i>	UNKNOWN	264	1,674
1435 N. Ocean Way	\$2,300,000	23-Feb	STEVEN MENEZES <i>Douglas Elliman</i>	WILLIAM WARWICK <i>Douglas Elliman</i>	51	3,279

## SINGLE FAMILY HOMES / RESIDENTIAL ESTATES – NEW TO THE MARKET – FEBRUARY 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
353 El Brillo Way	\$29,900,000	2-Feb	SUZANNE FRISBIE, <i>The Corcoran Group</i>	RX-10402103	1992	9,605
488 Island Drive	\$27,900,000	14-Feb	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10405821	2018	7,671
555 Island Drive	\$23,900,000	26-Feb	CRISTA RYAN, <i>Tina Fanjul Associates</i>	RX-10410466	1957	7,424
300 Ridgeview Drive	\$15,200,000	2-Feb	TONI HOLLIS, <i>Waterfront Properties</i>	RX-10402365	2008	7,316
226 Via Las Brisas	\$10,250,000	28-Feb	MAUREEN WOODWARD, <i>Brown Harris Stevens</i>	RX-10410645	1996	10,096
9 Via Vizcaya	\$8,950,000	14-Feb	CRIS CONDON, <i>Sotheby's International Realty</i>	RX-10405799	1960	8,475
200 Esplanade Way	\$8,795,000	16-Feb	GARY POHRER, <i>Douglas Elliman</i>	RX-10406628	2000	5,305
322 Clarke Ave.	\$8,450,000	2-Feb	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10403100	1929	6,768
240 Jungle Road	\$8,250,000	22-Feb	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10408203	1930	6,150
152 Dolphin Road	\$7,595,000	19-Feb	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10407206	2016	3,846
216 Sandpiper Drive	\$7,000,000	8-Feb	STEPHANIE LEFES, <i>Sotheby's International Realty</i>	RX-10404179	2017	4,380
260 N. Woods Road	\$6,495,000	19-Feb	DANA KOCH, <i>The Corcoran Group</i>	RX-10407082	1977	3,280
310 Clarke Ave.	\$6,200,000	23-Feb	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10409181	N/A	LOT
Indian Road	\$6,000,000	16-Feb	CRISTA RYAN, <i>Tina Fanjul Associates</i>	RX-10407224	N/A	LOT
161 Woodbridge Road	\$5,950,000	16-Feb	DENISE SEGRAVES, <i>Sotheby's International Realty</i>	RX-10406443	1952	4,784
249 Monterey Road	\$5,495,000	4-Feb	PATRICK KOENIG, <i>Flagler Realty &amp; Development</i>	RX-10402714	1938	4,075
114 Hammon Ave.	\$5,295,000	1-Feb	KEVIN SLOANE, <i>Sloane Real Estate</i>	RX-10401698	1999	4,256
226 Tradewind Drive	\$5,150,000	13-Feb	SAMANTHA CURRY, <i>Douglas Elliman</i>	RX-10405953	2008	4,178
165 Seaspray Ave.	\$4,950,000	20-Feb	GARY POHRER, <i>Douglas Elliman</i>	RX-10407463	1924	4,465
204 Royal Palm Way	\$4,450,000	27-Feb	STEPHEN SIMPSON, <i>The Fite Group</i>	RX-10409455	N/A	LOT
205 Atlantic Ave.	\$3,875,000	2-Feb	GEOFFREY DARNELL, <i>The Corcoran Group</i>	RX-10402201	2001	3,421
212 Seaspray Ave.	\$3,850,000	1-Feb	CAROLINE SEYMOUR, <i>Brown Harris Stevens</i>	RX-10401791	1925	3,368
140 Atlantic Ave.	\$3,800,000	20-Feb	FRANCES FRISBIE, <i>The Corcoran Group</i>	RX-10407712	1976	2,607
225 Seaspray Ave.	\$3,500,000	16-Feb	LISA PULTIZER, <i>Brown Harris Stevens</i>	RX-10407360	1924	2,154
119 Reef Road	\$3,295,000	26-Feb	GARY POHRER, <i>Douglas Elliman</i>	RX-10409168	LOT	N/A
113 E. Inlet Drive	\$3,100,000	14-Feb	ELIZABETH DEWOODY, <i>The Corcoran Group</i>	RX-10405789	1960	2,322
1585 N. Lake Way	\$2,950,000	27-Feb	DANA KOCH, <i>The Corcoran Group</i>	RX-10409842	1955	2,027
216 & 226 Oleander Ave.	\$2,900,000	8-Feb	TIERNEY OHARA, <i>Sotheby's International Realty</i>	RX-10404051	1955	1,500
21 Sloans Curve Drive	\$2,750,000	16-Feb	PAMELA SLOTKIN, <i>Brown Harris Stevens</i>	RX-10406635	1984	6,756
226 Oleander Ave.	\$2,700,000	14-Feb	TIERNEY OHARA, <i>Sotheby's International Realty</i>	RX-10406390	1960	3,592
1464 N. Ocean Blvd.	\$2,095,000	13-Feb	MATTHIAS FRETZ, <i>Douglas Elliman</i>	RX-10405857	1955	1,859
218 Debra Lane	\$1,999,000	7-Feb	LINDA OLSSON, <i>Linda R. Olsson, Inc.</i>	RX-10403654	1953	1,674

## REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

### South Ocean Boulevard Dominates February Condo Sales & Listings

#### 21% Increase In \$1M-plus New Condo Listings For Last 12-month Period

Twelve of the 23 properties listed in the \$1M-plus Condo/Co-op/Townhouse category in February were located on South Ocean Boulevard, however, the top listing was Unit 5B at 425 Worth Avenue and was presented by Linda Olsson of Linda R. Olsson, Inc., priced at \$6.8 million. Four of the six \$1M-plus Condo/Co-op/Townhouse sales were also South Ocean properties, including the top sale of Unit 108N, 2100 S. Ocean Boulevard. Karen Donnelly of The Fite Group listed the spacious oceanfront condominium that closed for \$2.9 million, as well as a second direct ocean condominium at the Twenty One Hundred building on Sloan's Curve, Unit 208S. Elizabeth DeWoody of The Corcoran Group closed the 108N Unit sale, and Karen Donnelly represented the buyer for Unit 208S.

Although the February condominium market was modest with just six \$1M-plus units sold, 23 new listings were presented. Altogether, 131 units were sold during the last 12-month period as compared to 108 for the same period of the previous year, an increase of 21%, and the median price point for those same periods increased by 5% to \$1.9 million. The current median price for the last three months in the \$1M-plus condominium category is \$2.4 million.

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## 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, S44/C14	\$15,500,000	Mar-17	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	2,462

### 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	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	2,462
2 N. Breakers Row, NPH2/C10	\$13,250,000	Dec-17	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	UNKNOWN	172	3,401
150 Bradley Place, 1101	\$7,000,000	May-17	<b>TARA PEARL</b> <i>Palm Beach Real Estate</i>	<b>VICTORIA BAKER</b> <i>Sotheby's International Realty</i>	PRIVATE SALE	2,462
230 Brazilian Ave.	\$6,850,000	Apr-17	<b>BETSEY HALL</b> <i>Hall Real Estate</i>	<b>BETSEY HALL</b> <i>Hall Real Estate</i>	97	4,671
2 N. Breakers Row, S41	\$6,750,000	Jan-18	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	222	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	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	192	3,401
120 Sunset Ave., 4C	\$6,250,000	Apr-17	<b>PAULETTE KOCH</b> <i>The Corcoran Group</i>	<b>PAULETTE KOCH</b> <i>The Corcoran Group</i>	226	4,150
330 Brazilian Ave.	\$5,500,000	Oct-17	<b>BOB JACKSON</b> <i>Bob Jackson Inc.</i>	UNKNOWN	PRIVATE SALE	5,500
3000 S. Ocean Blvd., 505	\$5,090,000	Jan-18	<b>PAULETTE KOCH</b> <i>The Corcoran Group</i>	UNKNOWN	PRIVATE SALE	4,447



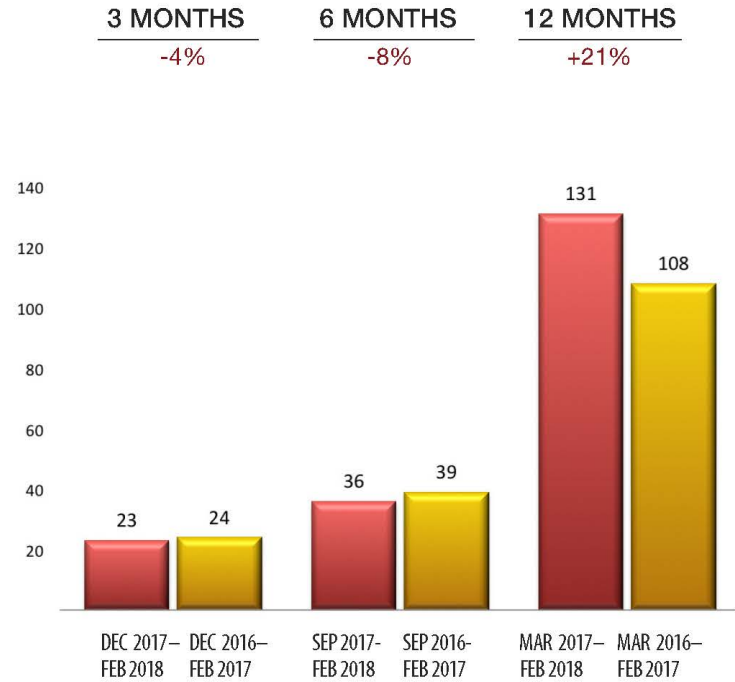
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

## \$1 MILLION-PLUS CONDOS/CO-OPS/TOWNHOUSES

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



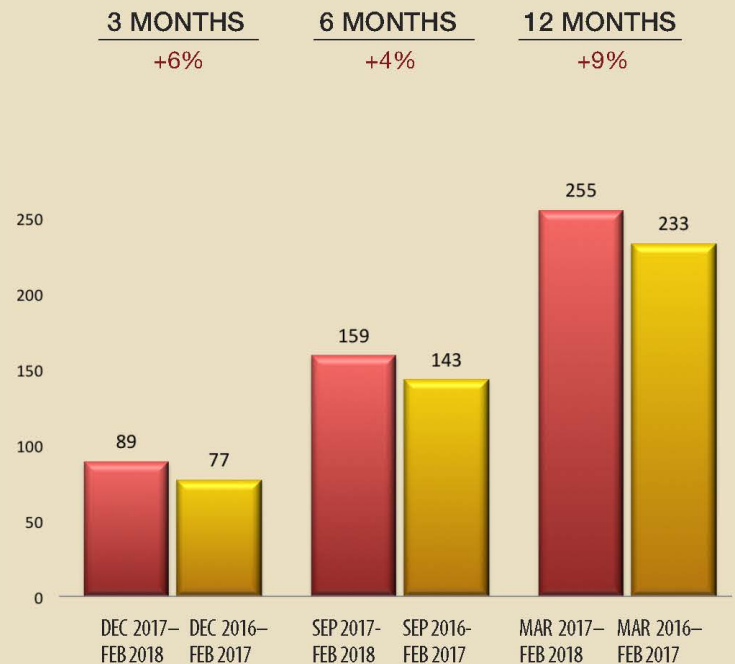
**TOTAL CONDOS SOLD  
CURRENT YEAR VS PRIOR YEAR**



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



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



## CONDO/CO-OP/TOWNHOUSE SALES — FEBRUARY 2017

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2100 S. Ocean Blvd., 108N	\$2,864,000	16-Feb	KAREN DONNELLY <i>The Fite Group</i>	ELIZABETH DEWOODY <i>The Corcoran Group</i>	122	3,107
170 N. Ocean Blvd., 705	\$2,550,000	16-Feb	GARY LITTLE <i>Sotheby's International Realty</i>	UNKNOWN	101	1,870
2100 S. Ocean Blvd., 208S	\$2,500,000	2-Feb	KAREN DONNELLY <i>The Fite Group</i>	KAREN DONNELLY <i>The Fite Group</i>	122	3,107
150 Bradley Place, 106	\$1,500,000	12-Feb	UNKNOWN	UNKNOWN	194	5,416
2000 S. Ocean Blvd., 304S	\$1,373,000	27-Feb	JOAN MESSING <i>Douglas Elliman</i>	UNKNOWN	281	3,280
3300 S. Ocean Blvd., 502N	\$1,150,000	3-Feb	MERRILY TANN <i>The Keyes Company</i>	LISA BELLOCCHIO <i>Brown Harris Stevens</i>	234	2,196

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
425 Worth Ave., 5B	\$5,750,000	24-Feb	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	RX-10409821	1971	2,762
2100 S. Ocean Blvd., 508N	\$4,125,000	19-Feb	SCOTT GORDON <i>Scott Gordon Realty Associates</i>	RX-10407572	1980	3,107
340 S. Ocean Blvd., 5C	\$3,200,000	6-Feb	GARY LITTLE <i>Sotheby's International Realty</i>	RX-10403443	1967	2,057
200 Bradley Place, 201	\$2,995,000	6-Feb	AARON WARREN <i>Sotheby's International Realty</i>	RX-10403425	1985	2,535
100 Worth Ave., PH1	\$2,750,000	24-Feb	RONNIE HASOZBEK-GARCIA <i>Waterfront Properties &amp; Club Communities</i>	RX-10408680	1970	1,500
3100 S. Ocean Blvd., 605S	\$2,700,000	15-Feb	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10406236	1985	5,960
2000 S. Ocean Blvd., 106S	\$2,695,000	1-Feb	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10401742	1981	3,280
250 Bradley Place, 208	\$2,500,000	28-Feb	MARIA BOALT <i>Tina Fanjul Associates, Inc.</i>	RX-10409667	1963	1,670
3170 S. Ocean Blvd., S603	\$2,450,000	7-Feb	SHAWN OLSON <i>The Fite Group</i>	RX-10404533	1985	2,950
340 S. Ocean Blvd., 2B	\$2,450,000	14-Feb	GARY LITTLE <i>Sotheby's International Realty</i>	RX-10405786	1967	2,076
2660 S. Ocean Blvd., 603S	\$2,299,000	15-Feb	STEVEN PRESSON <i>The Corcoran Group</i>	RX-10406213	1979	2,606
2100 S. Ocean Blvd., 105N	\$2,200,000	13-Feb	KAREN DONNELLY <i>The Fite Group</i>	RX-10405549	1980	3,136
2660 S. Ocean Blvd., 701N	\$2,160,000	15-Feb	SCOTT GORDON <i>Scott Gordon Realty Associates</i>	RX-10406127	1979	2,137
400 S. Ocean Blvd., 221S	\$2,100,000	5-Feb	JAMES COSEL <i>Sotheby's International Realty</i>	RX-10403042	1965	1,533
100 Worth Ave., 220	\$1,725,000	28-Feb	CHRISTINA FRANKS <i>Wilshire International Realty</i>	18-535	1979	1,717
130 Sunrise Ave., 212	\$1,695,000	14-Feb	JOHN TRUEMAN <i>RE/MAX Prestige Realty West Palm Beach</i>	RX-10405901	1977	1,983
44 Cocconut Row, 211B	\$1,650,000	15-Feb	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	RX-10406140	1956	1,215
2100 S. Ocean Blvd., 204N	\$1,595,000	8-Feb	MINDY GORDON <i>Scott Gordon Realty Associates</i>	RX-10404018	1980	3,136
100 Worth Ave., 302	\$1,595,000	26-Feb	JACQUELINE ZIMMERMAN <i>Douglas Elliman</i>	RX-10409360	1970	1,588
2660 S. Ocean Blvd., 305N	\$1,290,000	26-Feb	TRACY PHAM <i>The Fite Group</i>	RX-10409017	1979	1,900
44 Cocconut Row, 612B	\$1,275,000	15-Feb	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	RX-10406119	1956	1,215
3360 S Ocean Blvd., 3D2	\$1,200,000	28-Feb	DANA KOCH <i>The Corcoran Group</i>	18-539	1980	2,119
226 Brazilian Ave., 20	\$1,090,000	26-Feb	BROOKE MURPHY <i>Worth Realty, Inc.</i>	18-516	1968	1,600



## LAND USE/CONSTRUCTION HIGHLIGHT

### Council Approves New Lilly Pulitzer Store Renovation Plans On Worth Avenue

#### 20% Increase In \$100K-plus Permit Valuations For Last Three-month Period

The Lilly Pulitzer application for modifications by Sargenti Architects of the former Hermes store at 240 Worth Avenue was approved at the February 14th Council meeting. The storefront facade, second floor, and stairwell will be modified including a new portico, pergola, and staircase enclosure. Sixty-three Variances, Special Exceptions and Site Plan Reviews were heard altogether during the last three months as compared to 40 for the same period of last year.

Although the number of permits issued for large-scale projects of \$100K-plus remained relatively static for the last three months as compared to the same period of last year, at 19 and 18, the total valuation of permits issued in that category increased by 20%. There was \$14.5 million in valuation of total large scale permits issued from December through February, as compared to \$11.6 million for the same period of the previous year. The largest permit valuation for a single permit issued last month was for \$1.4M, awarded to MP Designs & Architecture for their Residential New Construction project on 671 Island Drive.

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## LAND USE/CONSTRUCTION

### LARGEST BUILDING PERMIT ISSUED LAST MONTH\*

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
1226 N. Lake Way	\$839,000	Feb-18	Wittmann Building Corporation	UNKNOWN	Residential 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
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
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
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
201 Oxwan Terrace	\$1,864,635	Dec-17	Sabatello Construction of Florida	Smith & Moore Architects	Residential New Construction
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
200 Tradewinds Drive	\$1,539,000	May-17	Seabreeze Building LLC	Smith Architectural Group	Residential New Construction

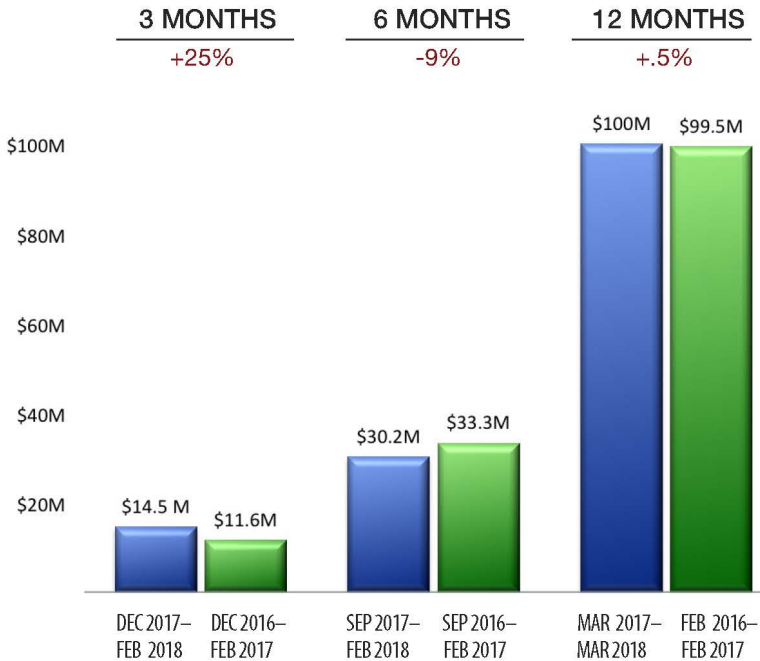
\*PERMITS: RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, COMMERCIAL ALTERATION

**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100K THOUSAND-PLUS BUILDING PERMITS

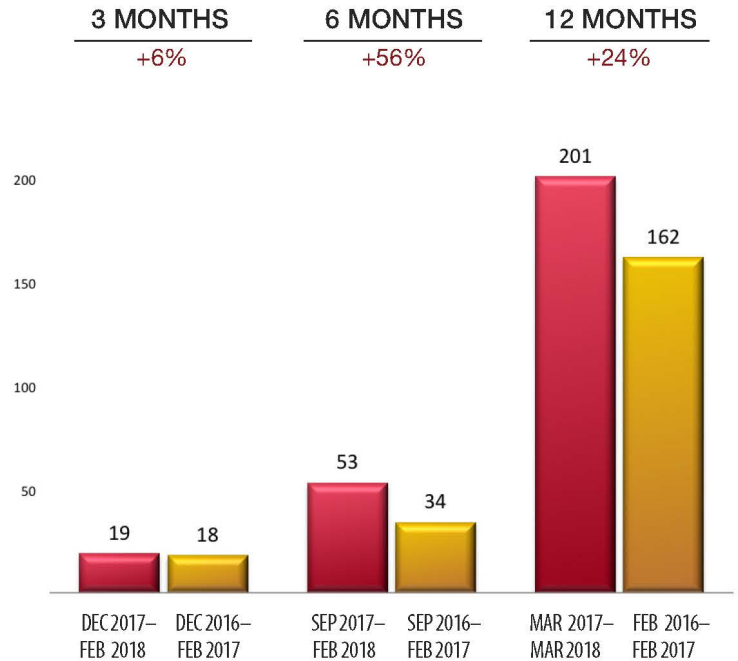
### VALUE OF PROJECTS

(CURRENT YEAR: MAR 2017 — FEB 2018)



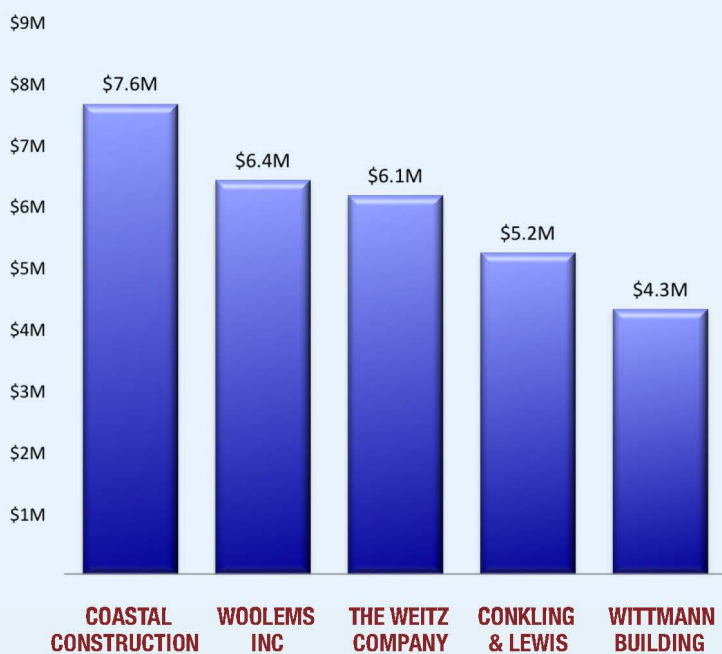
### NUMBER OF PROJECTS

(CURRENT YEAR: MAR 2017 — FEB 2018)



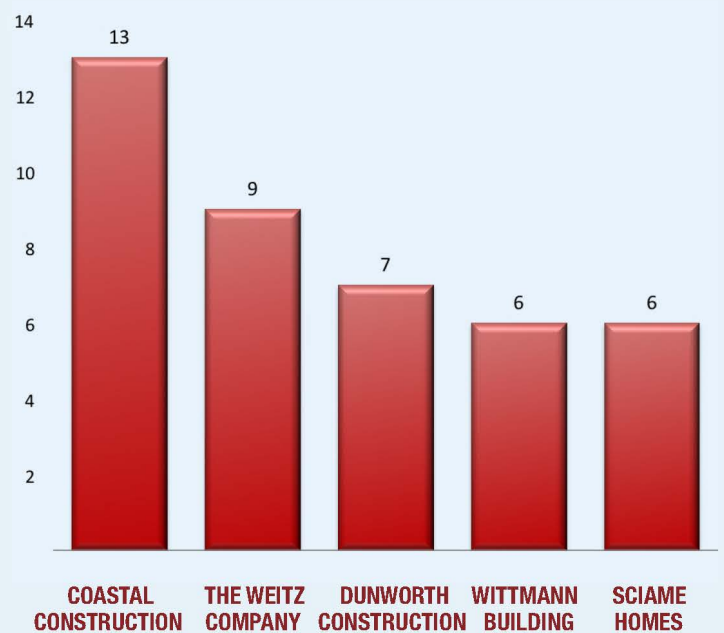
### TOP 5 CONTRACTORS BY VALUE OF PERMITS\*

(CURRENT YEAR: MAR 2017 — FEB 2018)



### TOP 5 CONTRACTORS BY NUMBER OF PERMITS\*

(CURRENT YEAR: MAR 2017 — FEB 2018)

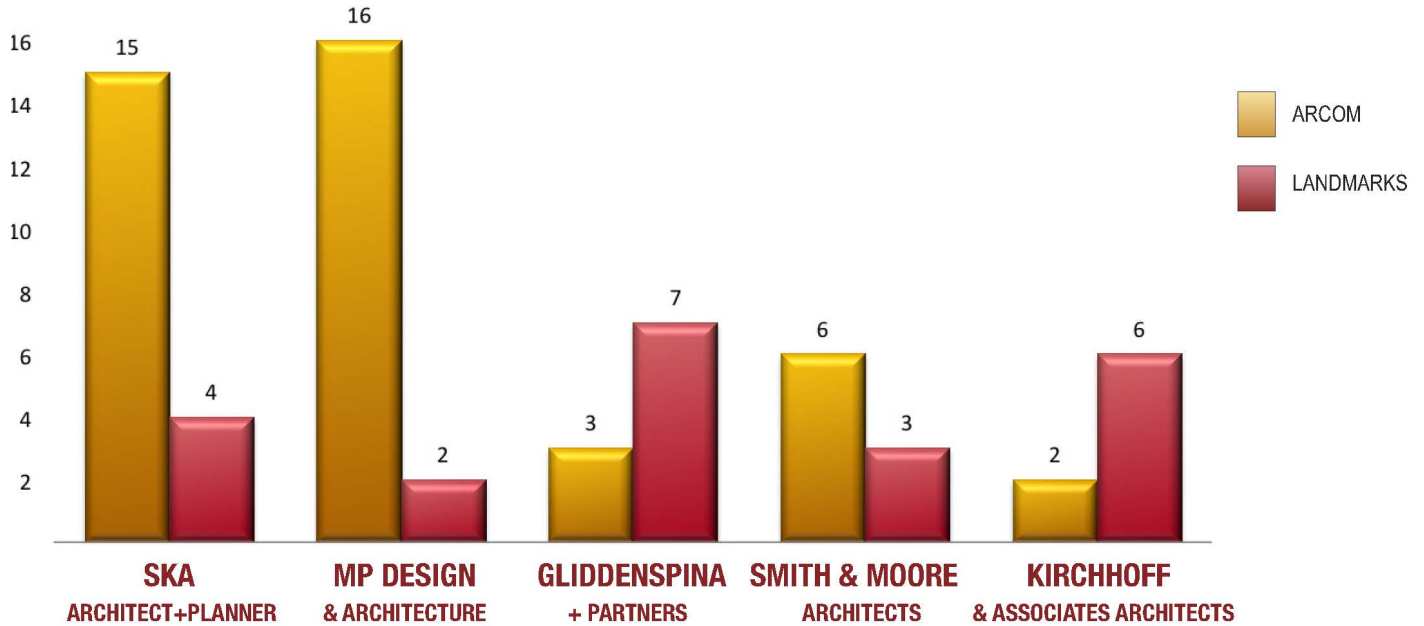


\*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND OVER



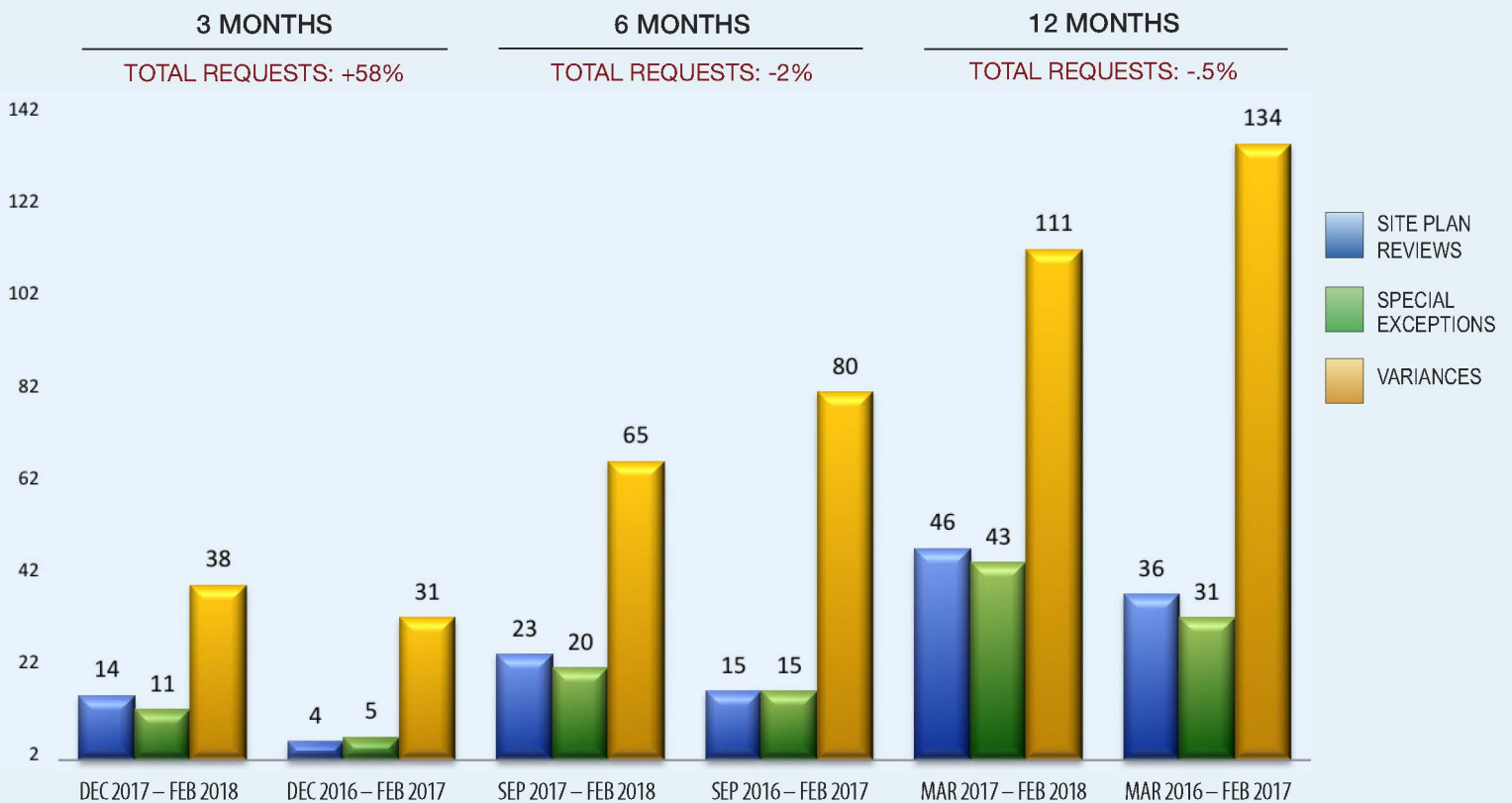
## BUILDING & DEVELOPMENT APPLICATIONS

### TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM & LANDMARKS\* (CURRENT YEAR: MAR 2017 — FEB 2018)



## TOWN COUNCIL DEVELOPMENT REVIEWS

(CURRENT YEAR VS PRIOR YEAR)



\*FOR INITIAL PROJECT APPEARANCES ONLY, NOT INCLUDING LANDSCAPE AND HARDSCAPE



# RABIDEAU LAW

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**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/)

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