

RABIDEAU LAW BRIEF

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

APRIL 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

Secluded Ocean-front Compound Brings \$39M – 2nd Highest Sale Of Last 12 Months

Sotheby's Presents Two Waterfront-To-Waterfront South Ocean Estates Near \$60M Each

March may not have brought the most \$1M-Plus sales of the first quarter, but it certainly brought the highest. Cris Condon and Todd Peter of Sotheby's International Realty listed the top sale of the month, a two-acre estate at 1473 N. Ocean Boulevard that was also the highest sale of the quarter, and the second highest sale in the past 12 months. The secluded compound with 156 feet of ocean frontage brought \$39.38 million. Christian Angle of Christian Angle Real Estate represented the buyer. Altogether, Single Family Home sales in the \$1M-plus category averaged a selling price of \$4.21 million for the past three months, as compared to \$3.54 million for the same period of last year, an increase of 19%, while the six-month average increased by 40%, from \$3.37 million to \$4.7 million.

A healthy influx of pricey Single Family Homes hit the market last month, with 21 in the \$1M-plus category including two in the \$60M range. Sotheby's International Realty presented 1900 S. Ocean Boulevard, a new ocean-to-Intracoastal estate designed by Bridges & March for \$61.5 million, and also 1960 S. Ocean Boulevard for \$59 million, another waterfront-to-waterfront complex with over 20,000 square feet of living space. John Dewing and Morgan Atkins shared the listing of the 1900 address, and Cris Condon listed 1960.

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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.
1473 N. Ocean Blvd.	\$39,376,200	27-Mar	CRIS CONDON / TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	68	11,027

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
1473 N. Ocean Blvd.	\$39,376,200	Mar-18	CRIS CONDON / TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	68	11,027
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, Brown Harris Stevens DRAGANA CONNAUGHTON, Sotheby's	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

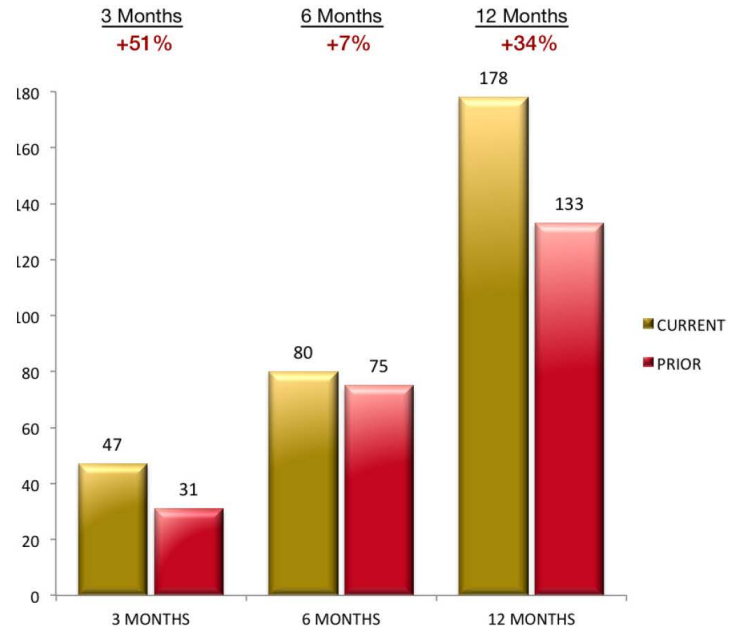
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN HOME SELLING PRICE*
 CURRENT YEAR VS PRIOR YEAR



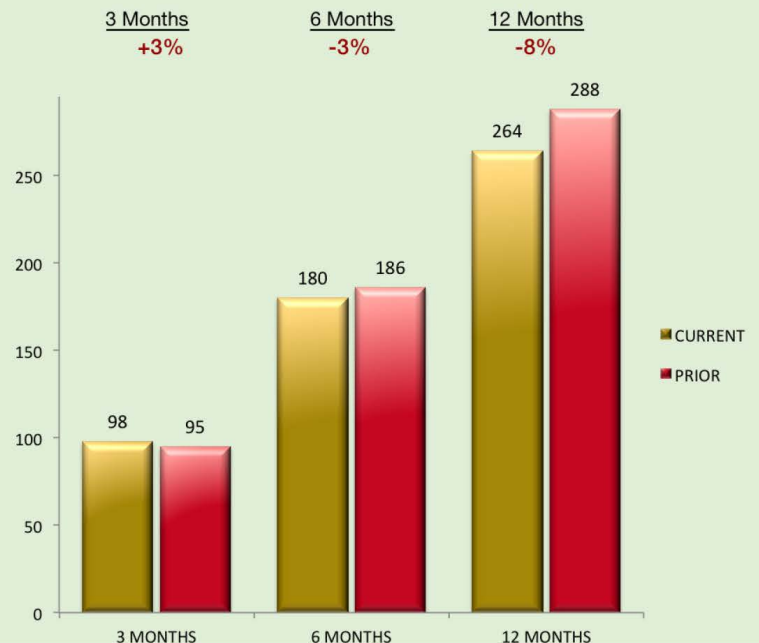
TOTAL HOMES SOLD*
 CURRENT YEAR VS PRIOR YEAR



MEDIAN HOME LISTING PRICE*
 CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
 CURRENT YEAR VS PRIOR YEAR



*SINGLE FAMILY HOMES AND RESIDENTIAL ESTATES \$1 MILLION AND ABOVE

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES – MARCH 2018

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1473 N. Ocean Blvd.	\$39,376,200	27-Mar	CRIS CONDON / TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	68	11,027
230 N. Ocean Blvd.	\$10,000,000	8-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	5,555
9 Via Vizcaya	\$8,600,000	29-Mar	CRIS CONDON <i>Sotheby's International Realty</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	43	8,475
117 Wells Road	\$7,081,000	22-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	5,635
135 Seagate Road	\$5,724,429	14-Mar	ALLLISON WREN <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	93	4,250
272 Via Marila	\$4,261,937	30-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	5,708
224 Sandpiper Drive	\$3,425,000	28-Mar	STEPHANIE LEFES <i>Sotheby's International Realty</i>	DANA LANDRY <i>Dana E. Landry</i>	70	3,226
140 Kings Road	\$3,200,000	7-Mar	DANA KOCH <i>The Corcoran Group</i>	HEATHER BRETZLAFF <i>Douglas Elliman</i>	123	2,984
246 Seminole Ave.	\$2,750,000	29-Mar	DANA KOCH <i>The Corcoran Group</i>	LUCY BAUER <i>Brown Harris Stevens</i>	60	3,999
230 Esplanade Way	\$2,300,000	22-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	176	Lot
265 Fairview Road	\$2,200,000	5-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	2,687
20 Sloans Curve Drive	\$2,000,000	13-Mar	PAMELA SLOTKIN <i>Brown Harris Stevens</i>	PAMELA SLOTKIN <i>Brown Harris Stevens</i>	119	3,448
232 Cherry Lane	\$1,950,000	6-Mar	JOHN PANGBORN <i>The Corcoran Group</i>	TONI HOLLIS <i>Waterfront Properties & Club Communities</i>	202	3,093

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
1900 S. Ocean Blvd.	\$61,500,000	15-Mar	JOHN DEWING / MORGAN ATKINS <i>Sotheby's International Realty</i>	RX-10414433	2018	21,305
1960 S. Ocean Blvd.	\$59,000,000	14-Mar	CRIS CONDON <i>Sotheby's International Realty</i>	RX-10413968	2003	20,219
1616 S. Ocean Blvd.	\$27,000,000	28-Mar	GREGORY WEADOCK <i>Brown Harris Stevens</i>	18-744	1973	18,866
241 El Vedado Road	\$13,900,000	5-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10412836	1927	6,651
180 Canterbury Lane	\$10,900,000	22-Mar	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	RX-10416512	2004	6,637
434 Seaspray Ave.	\$10,900,000	21-Mar	KEVIN LEONARD <i>Illustrated Properties</i>	RX-10416100	1925	6,191
217 Via Tortuga	\$10,000,000	28-Mar	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10418287	1997	6,404
206 Phipps Plaza	\$9,800,000	29-Mar	BRUCE BERRY <i>The Corcoran Group</i>	18-765	1926	10,195
137 Dunbar Road	\$7,900,000	30-Mar	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10418753	1957	4,711
302 Via Linda	\$7,750,000	6-Mar	MARIANNE CHOPP <i>Sotheby's International Realty</i>	RX-10412018	1961	4,412
229 Ridgeview Drive	\$6,950,000	9-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10413593	2014	3,726
249 Monterey Road	\$5,295,000	29-Mar	PATRICK KOENIG <i>Flagler Realty & Development</i>	RX-10402713	N/A	LOT
255 Emerald Lane	\$5,200,000	8-Mar	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10412402	1946	4,440
200 Barton Ave.	\$4,995,000	8-Mar	STEPHEN HALL <i>Hall Real Estate</i>	RX-10412341	1926	4,139
130 Peruvian Ave.	\$4,995,000	26-Mar	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	RX-10417432	2003	3,057
341 Eden Road	\$4,000,000	26-Mar	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10417589	1955	2,872
227 Ocean Terrace	\$3,925,000	9-Mar	CATHY CASELLA <i>Brown Harris Stevens</i>	RX-10413425	1951	3,071
269 Everglade Ave.	\$3,300,000	28-Mar	TIERNEY O'HARA <i>Sotheby's International Realty</i>	18-748	1985	3,127
270 El Dorado Lane	\$3,250,000	6-Mar	JOSEPH DEFINA / CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	RX-10411675	1957	2,978
209 Via Linda	\$2,950,000	5-Mar	KIM RAICH <i>Sotheby's International Realty</i>	RX-10411245	1954	2,583
218 Everglade Ave.	\$2,795,000	22-Mar	ROSALIND CLARKE <i>The Corcoran Group</i>	RX-10416534	1925	3,029

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Worth Avenue Condos Bringing \$7M

March's Million-Plus Sales Activity Propels First Quarter Condo Market

March's condo market rallied first quarter sales in both the number of Condo/Co-op/Townhouse sold and their selling price. Of the 39 \$1M-plus condo sales of the last three months, 21 were closed in March and two made the Top 10 of the last 12 months. Penthouse C at 425 Worth Avenue, listed by Linda Olsson of Linda R. Olsson, Inc., brought \$7.91 million with Patricia Mahaney of Sotheby's International Realty representing the buyer, and the second highest was another waterfront Worth Avenue apartment. The combined Units 614/616 of the Winthrop House brought \$7 million in a purchase that was listed by Christine Franks of Wilshire International Realty with Crista Ryan of Tina Fanjul Associates representing the buyer. While the number of \$1M-plus condominiums sales increased by 34% for the current quarter as compared to last year, the median selling price decreased 13% to \$2.09 million as compared to \$2.4 million last year.

While listings in general entered the market at full throttle this last quarter, the bulk of new Condo/Co-op/Townhouse properties in the \$1M-plus category were posted in January, where just 21 of the 87 total were March listings. The median price of the three month period dipped to \$2.18 million as compared to \$2.38 million, first quarter, 2017, an 8% decrease.

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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.
425 Worth Ave., PH-C	\$7,907,550	Mar-18	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	276	3,577

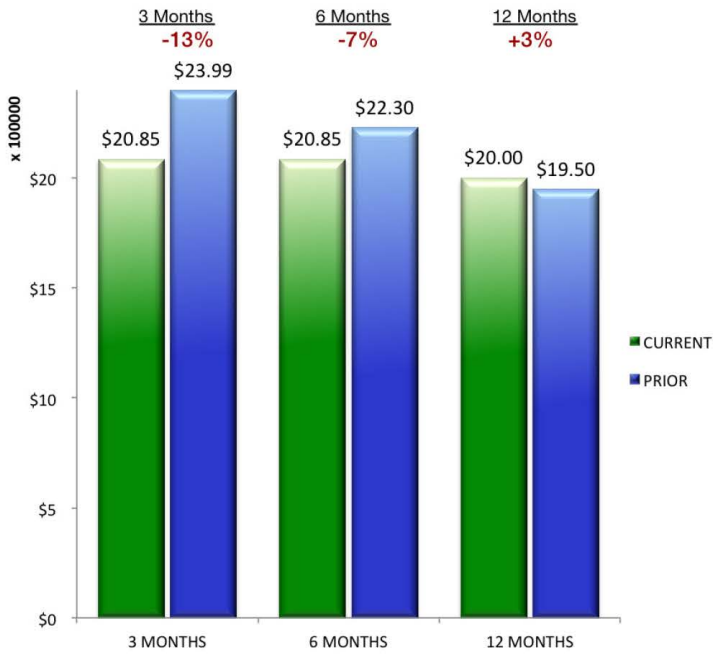
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, NPH2/C10	\$13,250,000	Dec-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	UNKNOWN	172	3,401
425 Worth Ave., PH-C	\$7,907,550	Mar-18	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	276	3,577
100 Worth Ave., 614/616	\$7,000,000	Mar-18	CHRISTINE FRANKS <i>Wilshire International Realty</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	103	3,993
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	\$6,750,000	Jan-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	LAWRENCE MOENS <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	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
330 Brazilian Ave.	\$5,500,000	Oct-17	BOB JACKSON <i>Bob Jackson Inc.</i>	UNKNOWN	PRIVATE SALE	5,500

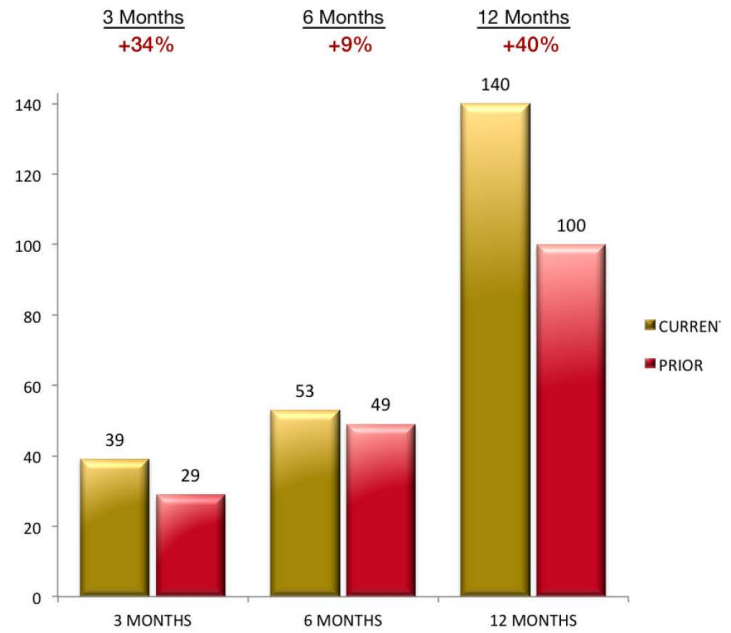
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

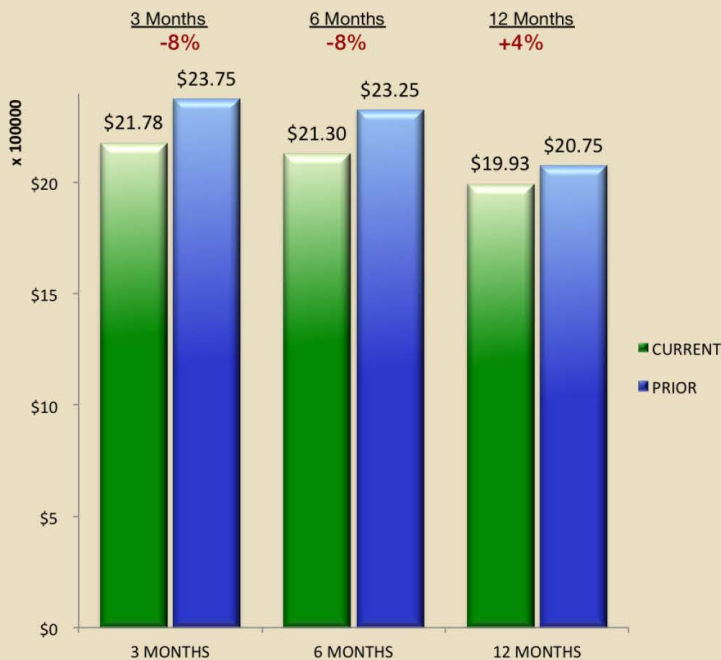
MEDIAN CONDO SELLING PRICE*
 CURRENT YEAR VS PRIOR YEAR



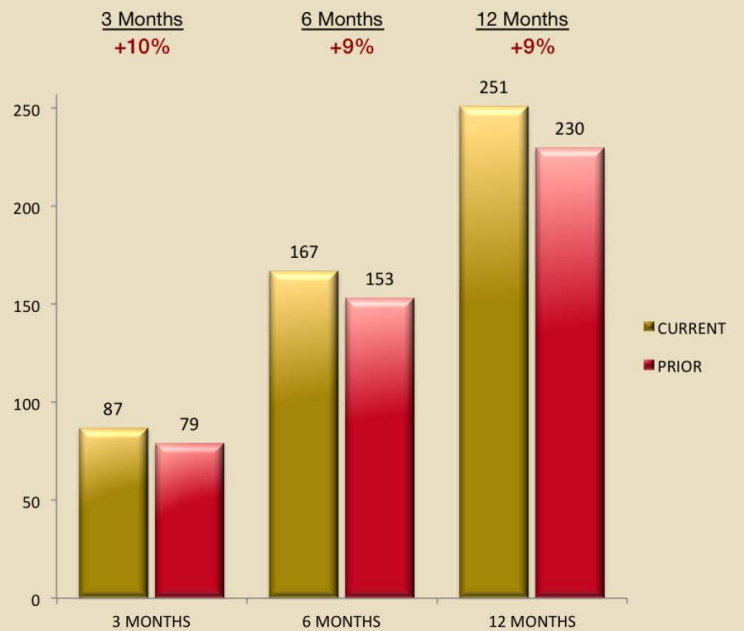
TOTAL CONDOS SOLD*
 CURRENT YEAR VS PRIOR YEAR



MEDIAN CONDO LISTING PRICE*
 CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
 CURRENT YEAR VS PRIOR YEAR



*FOR CONDOMINIUMS, COOPERATIVES AND TOWNHOUSES \$1 MILLION AND ABOVE

CONDO/CO-OP/TOWNHOUSE SALES — MARCH 2018

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
425 Worth Ave., PH-C	\$7,907,550	19-Mar	LINDA OLSSON, <i>Linda R. Olsson, Inc.</i>	PATRICIA MAHANEY, <i>Sotheby's International Realty</i>	276	3,577
100 Worth Ave., 614-616	\$7,000,000	21-Mar	CHRISTINE FRANKS, <i>Wilshire International Realty</i>	CRISTA RYAN, <i>Tina Fanjul Associates</i>	103	3,993
145 Peruvian Ave., 102	\$3,450,000	26-Mar	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	UNKNOWN	PRIVATE SALE	2,200
100 Worth Ave., 709	\$3,175,000	12-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	2,128
100 Sunrise Ave., PH6	\$3,025,000	21-Mar	FERN FODIMAN, <i>Sotheby's International Realty</i>	FERN FODIMAN, <i>Sotheby's International Realty</i>	161	2,341
100 Worth Ave., 610	\$2,900,000	15-Mar	SHIRLEY WYNER, <i>The Fite Group</i>	JUDY ANGELOVICH, <i>Summer's Dream Real Estate</i>	172	1,597
2500 S. Ocean Blvd., 2B2	\$2,825,000	7-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	2,978
100 Worth Ave., 312	\$2,650,000	16-Mar	CARA MCCLURE / LISA WILKINSON, <i>Douglas Elliman</i>	BURT MINKOFF, <i>The Corcoran Group</i>	274	1,998
2660 S. Ocean Blvd., C6W	\$2,230,000	6-Mar	SCOTT GORDON, <i>Scott Gordon Realty</i>	HELENE SIDEL, <i>Tina Fanjul Associates</i>	183	2,137
130 Sunrise Ave., 612	\$2,110,000	16-Mar	DANA KOCH, <i>The Corcoran Group</i>	VICTORIA ROSENFELD, <i>Leibowitz Realty Group</i>	151	1,983
227 Brazilian Ave., PH-A	\$2,100,000	29-Mar	PAUL MIKUS, <i>The Corcoran Group</i>	SABRA KIRKPATRICK, <i>Brown Harris Stevens</i>	153	2,216
150 N. Ocean Blvd., PH2	\$2,085,000	8-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	1,614
3100 S. Ocean Blvd., 406N	\$1,650,000	1-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	4,994
100 Sunrise Ave., 203	\$1,475,000	8-Mar	DANA KOCH, <i>The Corcoran Group</i>	KIM RAICH, <i>Sotheby's International Realty</i>	191	3,300
150 Bradley Place, 615	\$1,350,000	7-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	1,488
2500 S. Ocean Blvd., A1	\$1,253,405	29-Mar	BURT MINKOFF, <i>The Corcoran Group</i>	SABRA KIRKPATRICK, <i>Brown Harris Stevens</i>	382	2,590
325 S. Lake Drive, 4	\$1,075,000	2-Mar	KYLE KAHRIMAN, <i>Brown Harris Stevens</i>	STEPHEN HALL, <i>Hall Real Estate</i>	36	1,106
2784 S. Ocean Blvd., 108	\$1,060,000	7-Mar	SCOTT GORDON, <i>Scott Gordon Realty</i>	GARY POHRER, <i>Douglas Elliman</i>	425	1,863
2275 S. Ocean Blvd., Apt. 307N	\$1,050,000	30-Mar	EDWARD CURRAN, <i>Brown Harris Stevens</i>	MICHAEL MISISCO, <i>Sotheby's International Realty</i>	173	1,868
44 Coconut Row, 519B	\$1,050,000	8-Mar	LINDA GARY, <i>Linda A. Gary Real Estate</i>	CAPPY ABRAHAM, <i>Palm Beach Residential Properties</i>	50	1,526
100 Sunrise Ave., 325	\$1,050,000	23-Mar	DANA KOCH, <i>The Corcoran Group</i>	DANA KOCH, <i>The Corcoran Group</i>	94	1,623

CONDOS/CO-OPS/TOWNHOUSES — NEW TO THE MARKET — MARCH 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING S.F.
10 Sloans Curve Drive	\$4,500,000	29-Mar	LINDA GARY, <i>Linda A. Gary Real Estate</i>	18-759	1981	5,517
2100 S. Ocean Blvd., 605N	\$3,250,000	20-Mar	DANA KOCH, <i>The Corcoran Group</i>	RX-10415859	1980	3,136
100 Worth Ave., 605	\$3,090,000	12-Mar	CHRISTINE GIBBONS, <i>Sotheby's International Realty</i>	RX-10413444	1970	1,971
100 Worth Ave. 608	\$2,895,000	25-Mar	ROSALIND CLARK, <i>The Corcoran Group</i>	RX-10417612	1970	1,602
100 Worth Ave., 708	\$2,700,000	26-Mar	MONIQUE MATHESON, <i>Monique Matheson Properties</i>	18-738	1970	1,602
340 S. Ocean Blvd., 1-G	\$2,450,000	16-Mar	ANNE CARMICHAEL, <i>Brown Harris Stevens</i>	RX-10415522	1967	2,324
150 Bradley Place, 604	\$2,345,000	19-Mar	BERNICE PESENTI, <i>Douglas Elliman</i>	RX-10415851	1926	1,444
170 N. Ocean Blvd., PH702	\$2,300,000	15-Mar	ROSALIND CLARK, <i>The Corcoran Group</i>	RX-10414374	1968	1,780
2660 S. Ocean Blvd., 406S	\$2,250,000	12-Mar	RHODA KLEID, <i>The Fite Group</i>	RX-10413356	1979	2,700
100 Worth Ave., 417	\$1,990,000	21-Mar	JAMES EDWARDS, <i>Sotheby's International Realty</i>	RX-10416459	1970	1,580
3360 S. Ocean Blvd., 3DII & 3CII	\$1,900,000	11-Mar	DANA KOCH, <i>The Corcoran Group</i>	RX-10413788	1980	3,859
2275 S. Ocean Blvd., 301N	\$1,895,000	30-Mar	BURT MINKOFF, <i>The Corcoran Group</i>	RX-10418762	1974	1,868
2660 S. Ocean Blvd Apt 204S	\$1,695,000	16-Mar	STEVEN PRESSON, <i>The Corcoran Group</i>	18-675	1979	3,450
3170 S. Ocean Blvd., 403N	\$1,650,000	7-Mar	JOAN MESSING / JOHN MURTHA, <i>Douglas Elliman</i>	RX-10411868	1985	3,450
100 Worth Ave., 421	\$1,500,000	6-Mar	MADELEINE CALDER, <i>The Corcoran Group</i>	RX-10411608	1970	1,580
150 Bradley Place, 103	\$1,295,000	8-Mar	TARA PEARL, <i>Palm Beach Real Estate</i>	RX-10412249	1926	1,568
2275 S. Ocean Blvd., 103N	\$1,225,000	15-Mar	THOR BROWN, <i>The Corcoran</i>	RX-10414458	1974	1,614
3360 S. Ocean Blvd., 3DII	\$1,200,000	15-Mar	DANA KOCH, <i>The Corcoran Group</i>	RX-10414460	1980	2,119
320 Chilean Ave., 0060	\$1,200,000	15-Mar	HERVE BARBERA, <i>BAR Invest Realty</i>	RX-10414386	1964	1,167
225 Everglade Ave., 1	\$1,150,000	13-Mar	ANTHONY ANGUILLI, <i>Q Properties</i>	RX-10414787	1985	1,120
2100 S. Ocean Blvd., 207S	\$1,100,000	10-Mar	RONNIE & JENNIFER HASOZBEK-GARCIA, <i>Waterfront Properties</i>	RX-10413372	1980	2,385

LAND USE/CONSTRUCTION HIGHLIGHT

Rogers General Contracting Adds Another \$4M-Plus Project To Top 10

Current 3-Month Period Shows 102% Increase In Total Valuation For Large Scale Projects

The permit with the third largest valuation of the last 12 months, and the largest in March, was a \$4.34 million Residential New Construction project contracted by Rogers General. The project calls for the demolition of existing structures at 1020 S. Ocean Boulevard and a new estate featuring a 2-story home designed by Ralph Cantin, AIA. The permit with the second highest valuation of the month and fourth highest of the last 12 months at \$4.10 million was awarded to Murray Logan Construction Inc. for improvements to the Town's D-14 Pump Station on 16 S. Lake Trail.

Overall, large scale construction projects in the \$100K-plus permit category saw an increase of 102% in their total valuation for the first quarter. During January through March, contractors pulled 32, \$100K-plus permits with a total valuation of \$26.7 million as compared to 25 projects with a total valuation of \$14.7 million for the same period last year. Additionally, during the first quarter of 2018, The Town Council heard 70% more Development Review requests than it did for the same period of last year, at 51 vs. 30.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
1020 S. Ocean Blvd.	\$4,342,000	Mar-18	Rogers General Contracting	Ralph Cantin, AIA	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

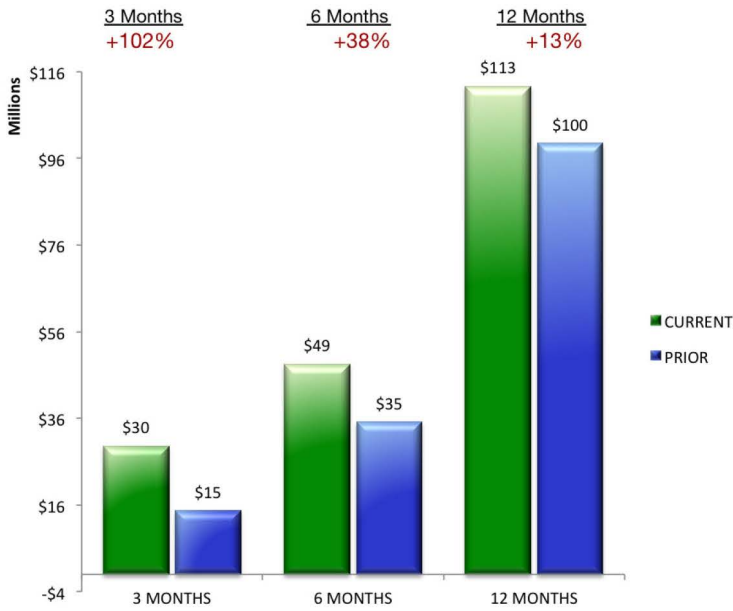
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
1300 S. Ocean Blvd.	\$6,395,000	Apr-17	Woolems Inc.	Allan Shope Architect	Residential Alteration
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
1020 S. Ocean Blvd.	\$4,342,000	Mar-18	Rogers General Contracting	Ralph Cantin, AIA	Residential New Construction
16 S. Lake Trail	\$4,100,000	Mar-18	Murray Logan Construction	N/A	Commercial 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
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

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

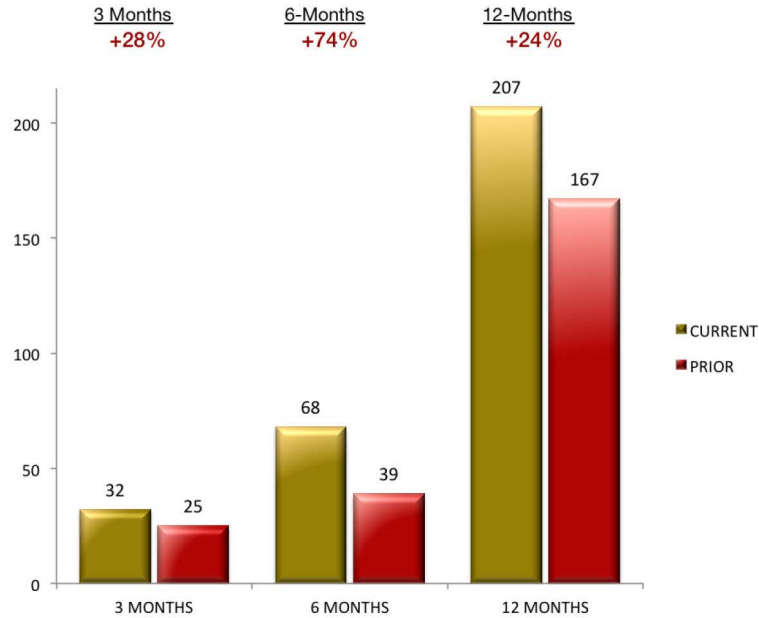
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

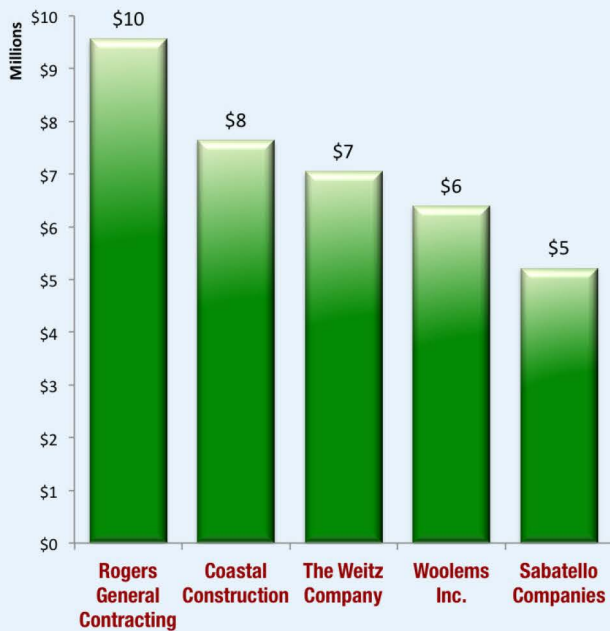
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



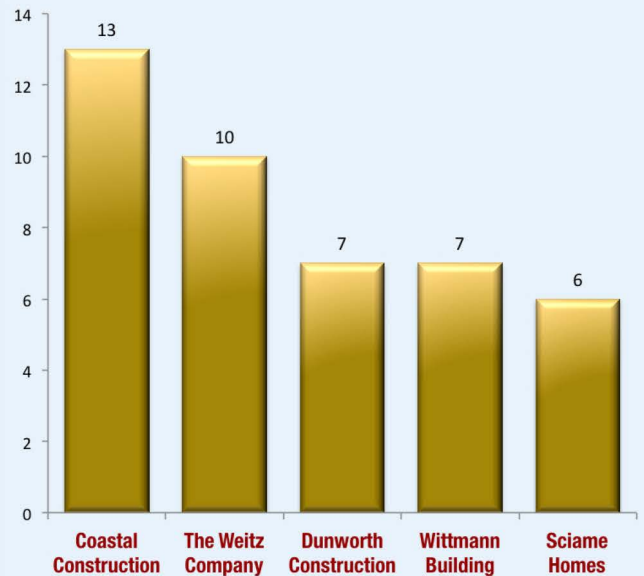
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS
BY VALUE OF PROJECTS
LAST 12 MONTHS



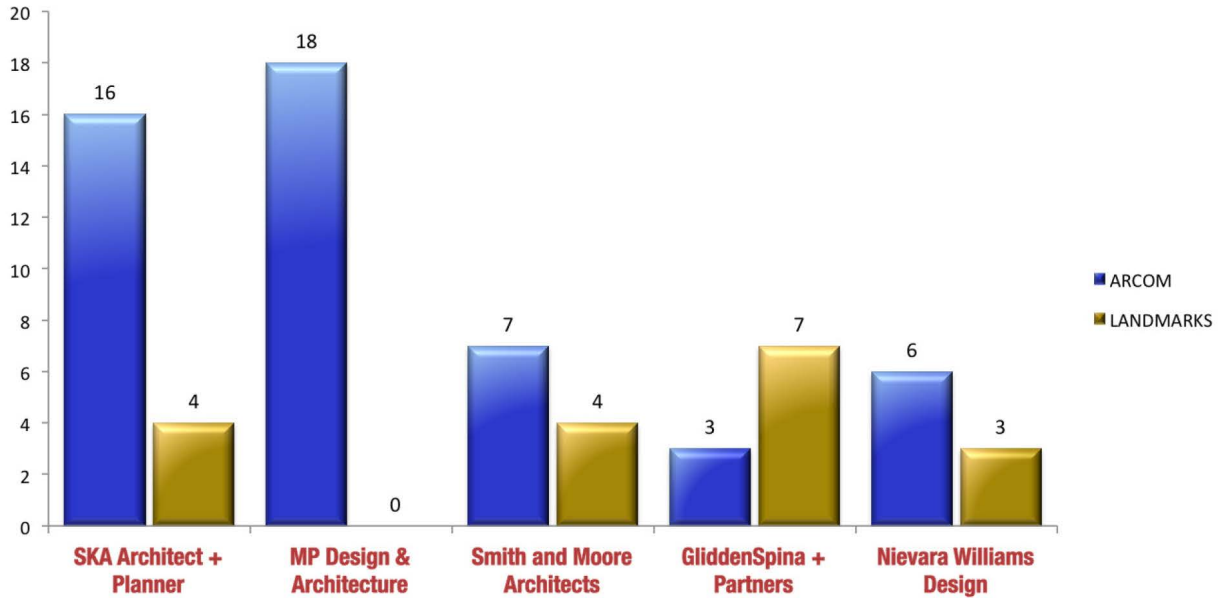
TOP 5 CONTRACTORS
BY NUMBER OF PROJECTS
LAST 12 MONTHS



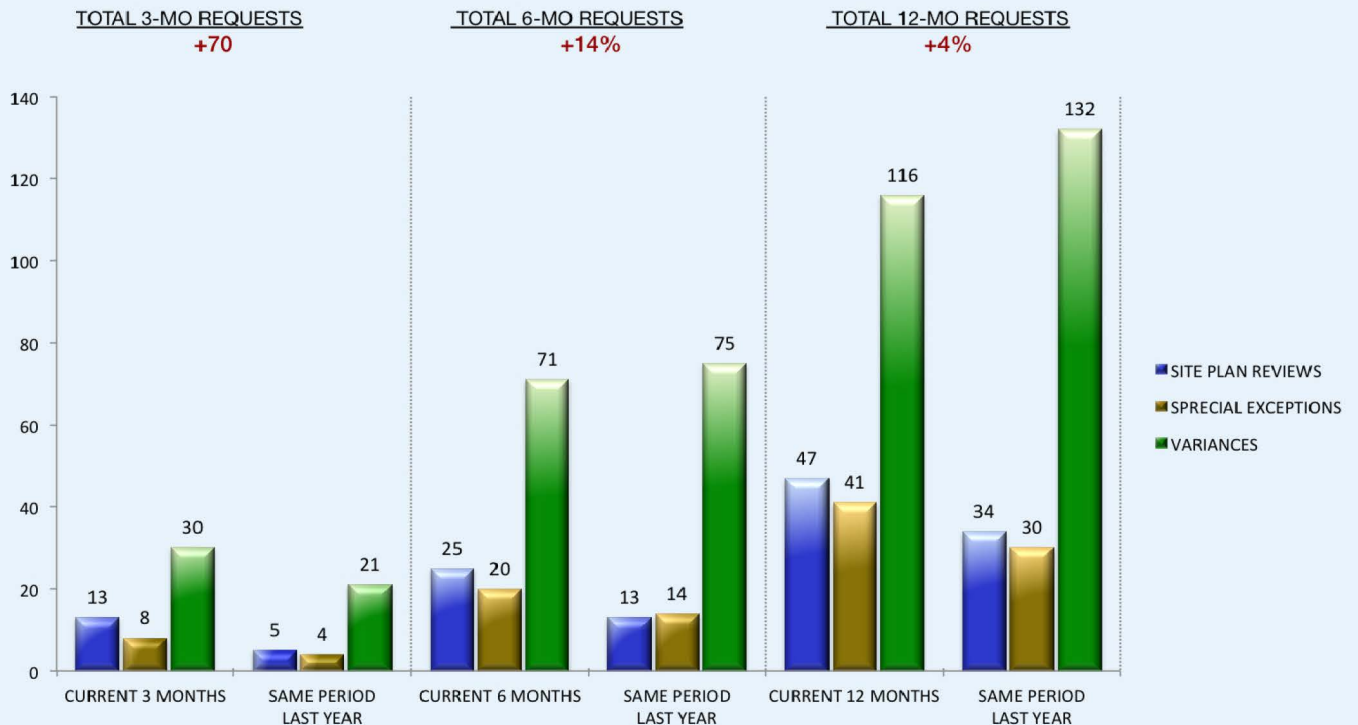
*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS — LAST 12 MONTHS FOR APPEARANCES BEFORE ARCOM & LANDMARKS*



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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Beach Access: www.rabideau-law.com/beach-access/

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

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