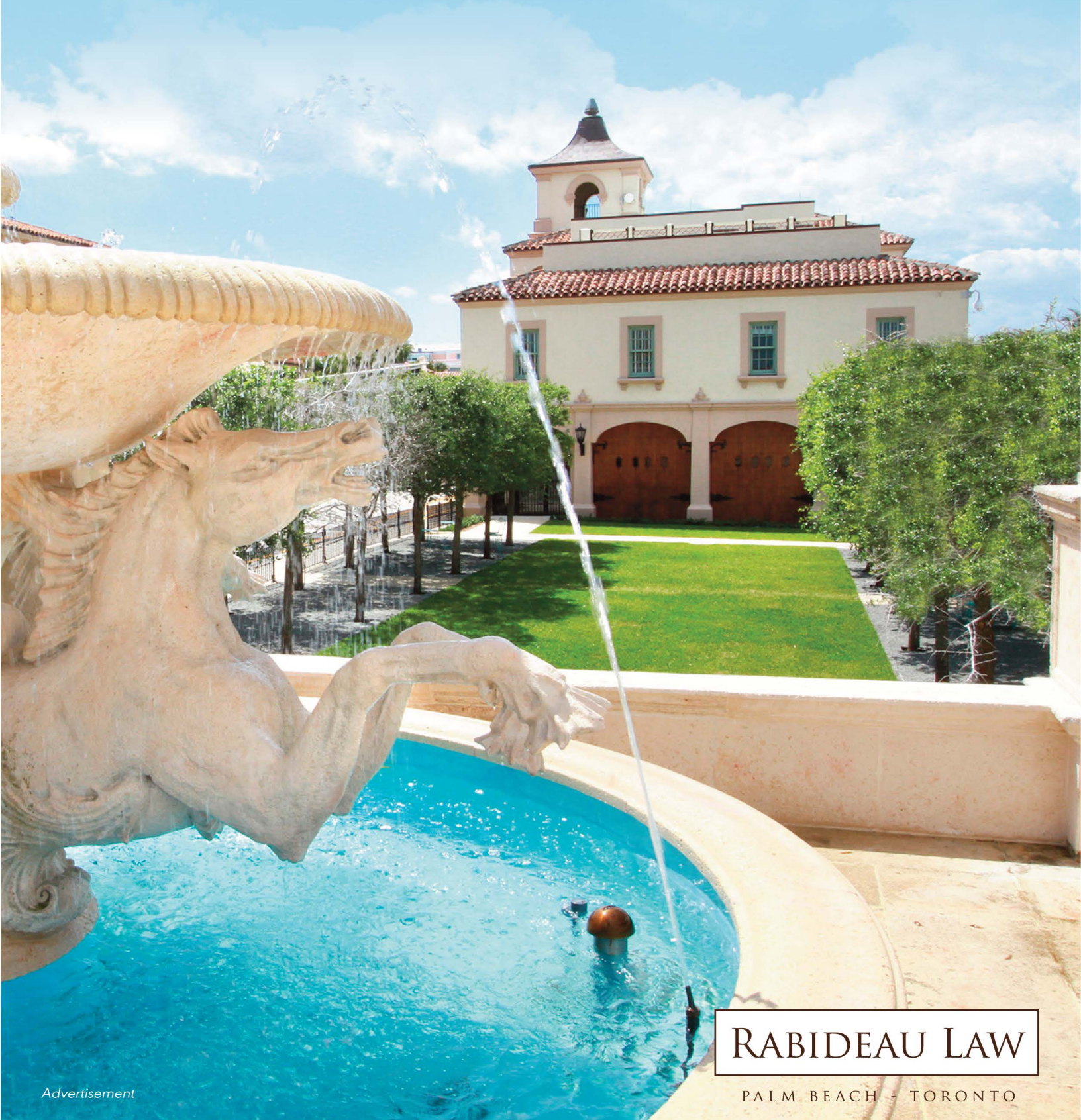


# RABIDEAU LAW BRIEF

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

MAY 2018



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**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

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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>

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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

### \$37M For Billionaires Row Estate, 2nd Highest Sale Of Last 12 Months

25 \$1M-plus Sales Make April Top Month—Just Beating Last May's 24

The highest sale of April, and the second highest of the last 12 months brought \$37.4 million. Listed by James McCann of The Corcoran Group with Austin McGurk of Brown Harris Stevens representing the buyer, the ocean-to-lake compound at 1800 S. Ocean Boulevard features 300 feet of beachfront frontage plus Intracoastal frontage. Another notable mention is the \$21.4 million closing of 1460 N. Lake Way, listed by Christian Angle of Christian Angle Real Estate with Ashley Copeland of Brown Harris Stevens representing the buyer. Altogether, there were 25 closings in the \$1M-plus category in April, the most per month for the last 12 months, beating the 24 sales made in May of 2017. The total number of \$1M-plus sales for the last three months has increased by 23% as compared to the same period of the prior year, and the median sale price for those same periods has increased by 26%, from \$3.52 million to \$4.44 million.

Christian Angle of Christian Angle Real Estate presented the highest listing of the month, a lakefront estate at 854 S. County Road with an asking price of \$44.9 million. The median February-April listing price for \$1M-plus homes rose 5%, from \$5.50 million to \$5.80 million, as compared to the same period of last year.

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## SINGLE FAMILY HOMES

### LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE — LAST MONTH

ADDRESS	PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1800 S. Ocean Blvd.	\$37,375,675	4/19/18	<b>JAMES MCCANN</b> <i>The Corcoran Group</i>	<b>AUSTIN MCGURK</b> <i>Brown Harris Stevens</i>	201	20,875

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

ADDRESS	PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1473 N. Ocean Blvd.	\$39,376,200	Mar-18	<b>CRIS CONDON / TODD PETER</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	68	11,027
1800 S. Ocean Blvd.	\$37,375,675	Apr-18	<b>JAMES MCCANN</b> <i>The Corcoran Group</i>	<b>AUSTIN MCGURK</b> <i>Brown Harris Stevens</i>	201	20,875
535 N. County Road	\$37,000,000	Oct-17	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	270	LOT
640 S. Ocean Blvd.	\$36,149,781	Jun-17	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	<b>MAUREEN WOODWARD, Brown Harris Stevens</b> <b>DRAGANA CONNAUGHTON, Sotheby's</b>	194	11,735
100 Casa Bendita	\$34,000,000	May-17	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	178	10,582
901 N. Ocean Blvd.	\$29,140,000	Nov-17	<b>JAMES MCCANN</b> <i>The Corcoran Group</i>	UNKNOWN	241	11,491
8 S. Lake Trail	\$27,000,000	May-17	<b>TONI HOLLIS</b> <i>The Fite Group</i>	<b>CHRIS DEITZ</b> <i>The Fite Group</i>	PRIVATE SALE	9,918
735 Island Drive	\$23,800,000	Oct-17	<b>MARY BOYKIN</b> <i>Sotheby's International Realty</i>	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	PRIVATE SALE	9,831
1565 N. Ocean Way	\$23,700,000	May-17	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	<b>SUZANNE FRISBIE</b> <i>The Corcoran Group</i>	435	7,657
726 HI Mount Road	\$22,250,000	May-17	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	UNKNOWN	112	7,023

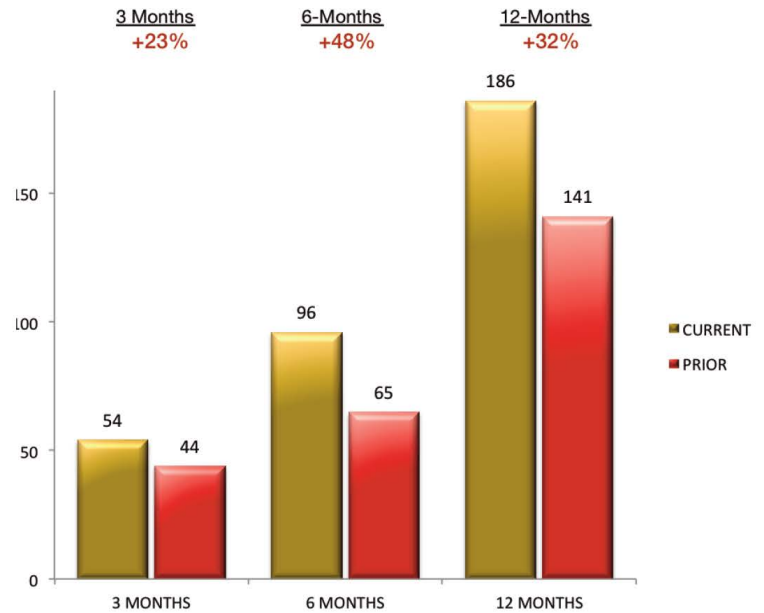
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

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



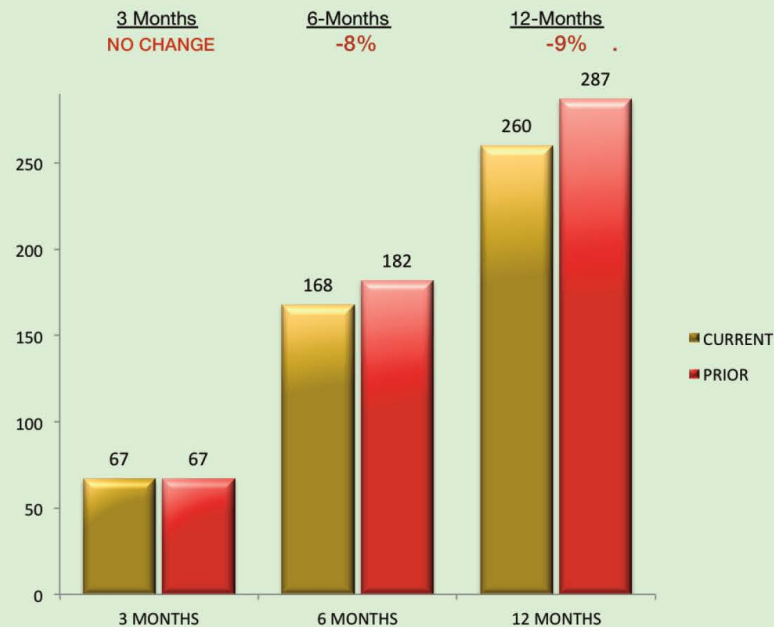
**TOTAL HOMES SOLD\***  
CURRENT YEAR VS PRIOR YEAR



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



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



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

## SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — APRIL 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1800 S. Ocean Blvd.	\$37,375,675	19-Apr	JAMES MCCANN, <i>The Corcoran Group</i>	AUSTIN MCGURK, <i>Brown Harris Stevens</i>	201	20,875
1460 N. Lake Way	\$21,355,000	25-Apr	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	ASHLEY COPELAND, <i>Brown Harris Stevens</i>	600	9,864
89 Middle Road	\$18,250,000	2-Apr	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	242	5,435
254 Tangier Ave.	\$14,050,000	6-Apr	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	167	9,595
130 Clarendon Ave.	\$9,872,000	18-Apr	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	UNKNOWN	461	7,736
226 Via Las Brisas	\$9,640,000	30-Apr	MAUREEN WOODWARD, <i>Brown Harris Stevens</i>	MARY WULSIN, <i>Brown Harris Stevens</i>	61	10,096
1404 N. Lake Way	\$8,250,000	3-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	3,907
720 N. County Road	\$7,881,200	3-Apr	GREGORY WEADOCK, <i>Brown Harris Stevens</i>	MICHAEL GAZLAY, <i>K2 Realty</i>	179	6,727
325 Ridgeview Drive	\$6,990,000	26-Apr	DANA KOCH, <i>The Corcoran Group</i>	CRISTA RYAN, <i>Tina Fanjul Associates</i>	494	9,516
110 Wells Road	\$6,786,250	10-Apr	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	90	4,420
330 Brazilian Ave.	\$6,100,000	9-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	5,500
127 Reef Road	\$6,000,000	24-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	3,936
528 N. Lake Way	\$5,250,000	6-Apr	PAYTON SMITH / RICHARD STEINBERG, <i>Douglas Elliman</i>	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	216	6,398
226 Tradewind Drive	\$5,100,000	18-Apr	SAMANTHA CURRY / LACEY ROSS, <i>Douglas Elliman</i>	UNKNOWN	64	4,178
240 Via Marila	\$4,373,000	27-Apr	ROSALIND CLARKE, <i>The Corcoran Group</i>	ROSALIND CLARKE, <i>The Corcoran Group</i>	50	3,022
208 Bahama Lane	\$3,897,894	13-Apr	WILLIAM WARWICK, <i>Douglas Elliman</i>	DANA LANDRY, <i>Dana E. Landry</i>	401	3,583
140 Atlantic Ave.	\$3,750,000	11-Apr	FRANCES FRISBIE / KRISTIN FRISBIE, <i>The Corcoran Group</i>	TIERNEY O'HARA, <i>Sotheby's International Realty</i>	51	2,607
256 Mockingbird Trail	\$3,600,000	5-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	20,875
418 Seaspray Ave.	\$3,380,000	2-Apr	LINDA OLSSON, <i>Linda r. Olsson, Inc.</i>	CRIS CONDON, <i>Sotheby's International Realty</i>	108	3,755
222 Phipps	\$3,071,321	27-Apr	MARTIN CONROY, <i>The Fite Group</i>	MARTIN CONROY, <i>The Fite Group</i>	8	3,222
154 Atlantic Ave.	\$2,650,000	10-Apr	PATRICIA MAHANEY, <i>Sotheby's International Realty</i>	HEATHER BRETZLAFF, <i>Douglas Elliman</i>	199	3,744
304 Plantation Road	\$2,613,000	4-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	2,211
240 Queens Lane	\$2,600,000	18-Apr	KIM RAICH, <i>Sotheby's International Realty</i>	UNKNOWN	267	2,834
246 Seminole Ave.	\$2,558,000	3-Apr	DANA KOCH, <i>The Corcoran Group</i>	LUCY BAUER, <i>Brown Harris Stevens</i>	11	3,999
232 Bahama Lane	\$2,500,000	17-Apr	ELIZABETH DEWOODY, <i>The Corcoran Group</i>	ELIZABETH DEWOODY, <i>The Corcoran Group</i>	3	2,668

## SINGLE FAMILY HOMES / RESIDENTIAL ESTATES — NEW TO THE MARKET — APRIL 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
854 S. County Road	\$44,900,000	10-Apr	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10422702	1936	114,433
1616 S. Ocean Blvd.	\$27,000,000	18-Apr	GREGORY WEADOCK / CAROL HOGAR <i>Brown Harris Stevens</i>	RX-10424275	1973	15,171
12 Lagomar Road	\$13,995,000	2-Apr	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10419285	1928	6,357
888 S. Ocean Blvd	\$13,800,000	20-Apr	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	18-914	1951	6,853
1404 N. Lake Way	\$9,932,000	10-Apr	SUZANNE FRISBIE <i>The Corcoran Group</i>	RX-10421977	1950	3,907
268 Nightingale Trail	\$7,595,000	19-Apr	SUZANNE FRISBIE <i>The Corcoran Group</i>	RX-10424949	2008	5,922
315 Tangier Ave.	\$7,495,000	4-Apr	DANA KOCH <i>The Corcoran Group</i>	RX-10420990	1939	4,484
577 S. County Road	\$7,200,000	24-Apr	DANA LANDRY <i>Dana Edward Landry</i>	18-932	1938	5,348
243 Merrain Road	\$5,795,000	13-Apr	DRAGANA CONNAUGHTON / CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	RX-10423054	1993	4,404
118 Hammon Ave.	\$4,995,000	11-Apr	STEPHEN HALL <i>Hall Real Estate</i>	RX-10422175	1999	4,822
325 Seaspray Ave.	\$4,800,000	26-Apr	CAROL RAFTER <i>Illustrated Properties</i>	18-952	1926	3,700
2253 Ibis Isle Road E	\$2,995,000	4-Apr	JOHN ROSS <i>Douglas Elliman</i>	RX-10419695	1978	2,439
232 Bahama Lane	\$2,500,000	17-Apr	ELIZABETH DEWOODY <i>The Corcoran Group</i>	RX-10423609	1954	3,142
217 Debra Lane	\$1,998,000	25-Apr	JANE SCOTT / JOEL SCOTT <i>Sotheby's International Realty</i>	RX-10426274	1955	1,944
251 Park Ave.	\$1,695,000	24-Apr	KIMBERLY THOMSON <i>BWG Realty</i>	RX-10426139	1924	2,737



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

### Robust Condo Market Garners \$51M In High-End April Sales

Top April Condo Sale, \$6.7M Bellaria Penthouse, Also Makes Annual Top 10 List

Palm Beach realtors closed 18 \$1M-plus condominium sales during the month of April for a total of \$50.9 million, and made 47 sales during the last three months. The median sale price of the three-month period was \$2.23 million, an increase of 12% as compared to the same period of the previous year. Realtors John Campbell and Colleen Hanson of The Corcoran Group shared the listing of the highest sale of the month and Austin McGurk of Brown Harris Stevens represented the buyer of the \$6.7 million Bellaria Penthouse at 3000 S. Ocean Boulevard. The luxury boutique condo also made the Top 10 Sales of the last 12 months. According to public records, the second highest transaction was the \$4.65 million sale of 419 Brazilian Avenue, a 3,368 square foot townhome with private pool and custom interiors by Scott Snyder.

Susan Van Pelt of Sotheby's International Realty presented the highest listing in the Condo/Co-op/Townhouse category, an in-town 2-story townhouse in Royal Park priced at \$6.5 million. Both the median listing price and the number of condominiums in the \$1M-plus category have decreased for the three-month period of February through April as compared to the same period, last year. The median sale price changed from \$2.4 million to \$2.2 million, down 8%, while the number of new listings decreased from 71 to 61, down 14%.

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## CONDOMINIUMS

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

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
3000 S. Ocean Blvd., PH-7	\$6,700,000	4/30/18	JOHN CAMPBELL / COLLEEN HANSON <i>The Corcoran Group</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	257	5,067

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

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, N PH-2	\$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
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
3000 S. Ocean Blvd., PH-7	\$6,700,000	Apr-18	JOHN CAMPBELL / COLLEEN HANSON <i>The Corcoran Group</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	257	5,067
2 N. Breakers Row, N PH-2	\$6,625,000	May-17	UNKNOWN	UNKNOWN	PRIVATE SALE	3,401
330 Brazilian Ave.	\$5,500,000	Oct-17	BOB JACKSON <i>Bob Jackson Inc.</i>	UNKNOWN	PRIVATE SALE	5,500
3000 S. Ocean Blvd., 505	\$5,090,000	Jan-18	UNKNOWN	UNKNOWN	PRIVATE SALE	4,447
100 Royal Palm Way, PH-C	\$4,900,000	May-17	UNKNOWN	UNKNOWN	101	1,941

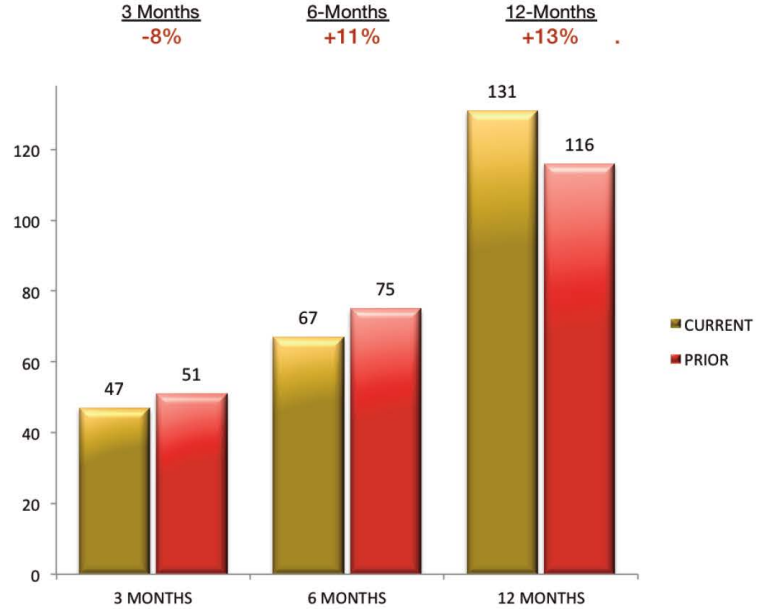
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

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



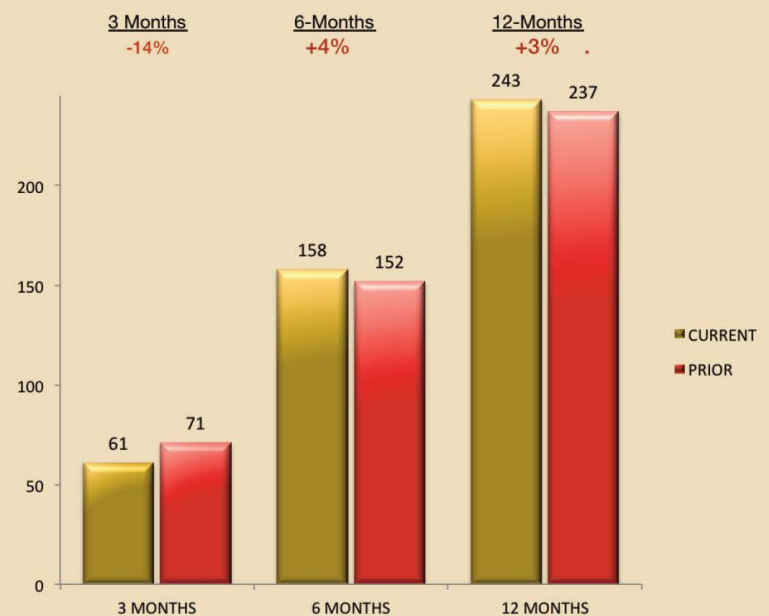
**TOTAL CONDOS LISTED\***  
CURRENT YEAR VS PRIOR YEAR



**MEDIAN 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 — APRIL 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
3000 S. Ocean Blvd., PH-7	\$6,700,000	30-Apr	JOHN CAMPBELL / COLLEEN HANSON <i>The Corcoran Group</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	257	5,067
419 Brazilian Ave.	\$4,650,000	4-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	3,892
150 Bradley Place, 801	\$4,500,000	9-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	1,444
114 Hammon Ave.	\$4,500,000	30-Apr	KEVIN SLOANE <i>Sloane Rel Estate</i>	MICHAEL FLYNN <i>Real Estate of Florida</i>	88	4,256
101 Worth Ave., 709	\$3,500,000	19-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	2,128
205 Atlantic Ave.	\$3,400,000	30-Apr	JEFFREY DARNELL <i>The Corcoran Group</i>	UNKNOWN	84	3,421
340 S. Ocean Blvd., 5C	\$2,950,000	12-Apr	GARY LITTLE / AARON WARREN <i>Sotheby's International Realty</i>	ELAINE EDWARDS <i>Brown Harris Stevens</i>	65	2,057
249 Seminole Ave.	\$2,750,000	4-Apr	DANA KOCH <i>The Corcoran Group</i>	JEFFREY CLONINGER <i>Sotheby's International Realty</i>	61	3,774
330 S. Ocean Blvd., 5D	\$2,677,000	27-Apr	UNKNOWN	UNKNOWN	92	2,406
340 Brazilian Ave., 202	\$2,650,000	5-Apr	DANA KOCH <i>The Corcoran Group</i>	PAMELA MILLER <i>The Corcoran Group</i>	118	2,323
170 N. Ocean Blvd., 705	\$2,550,000	17-Apr	GARY LITTLE / AARON WARREN <i>Sotheby's International Realty</i>	PAULA WITTMANN <i>The Fite Group</i>	186	1,870
44 Cocconut Row, 517B	\$1,800,000	26-Apr	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	PAYTON SMITH <i>Douglas Elliman</i>	69	1,226
44 Cocconut Row, 518B	\$1,800,000	26-Apr	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	PAYTON SMITH <i>Douglas Elliman</i>	69	1,226
150 Bradley Place, 401	\$1,500,000	26-Apr	JOHN PANGBORN <i>The Corcoran Group</i>	UNKNOWN	182	2,290
127 Peruvian Ave., 205	\$1,395,000	12-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	1,633
2000 S. Ocean Blvd., 2045	\$1,360,000	17-Apr	KAREN DONNELLY <i>The Fite Group</i>	DANA KOCH <i>The Corcoran Group</i>	202	3,280
2500 S. Ocean Blvd., 3D4	\$1,150,000	4-Apr	CONSTANCE STEIN / ELLEN SUSSMAN <i>The Fite Group</i>	JOAN MESSING <i>Douglas Elliman</i>	445	2,590
2500 S. Ocean Blvd., 1D1	\$1,120,000	24-Apr	DENISE SEGRAVES <i>Sotheby's International Realty</i>	UNKNOWN	138	2,590

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
444 Brazilian Ave.	\$6,499,000	30-Apr	SUSAN VAN PELT <i>Sotheby's International Realty</i>	RX-10427546	1999	4,111
100 Sunrise Ave., 311	\$5,995,000	18-Apr	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10424620	1977	2,025
150 Bradley Place, 904	\$5,800,000	12-Apr	MICHAEL HARRIS / RYAN GAIN <i>Douglas Elliman</i>	RX-10422847	1926	1,915
150 Bradley Place, 903	\$5,800,000	12-Apr	MICHAEL HARRIS / RYAN GAIN <i>Douglas Elliman</i>	RX-10422839	1926	1,915
150 Bradley Place, 712	\$4,860,000	9-Apr	WILLIAM CUMMINGS <i>Century 21</i>	RX-10421510	1926	1,815
3000 S. Ocean Blvd., 204	\$3,950,000	23-Apr	NIKI HIGGINS <i>Douglas Elliman</i>	18-926	2006	4,358
3550 S. Ocean Blvd., 3B	\$3,950,000	25-Apr	GAYLE CLARK <i>Douglas Elliman</i>	18-389	2018	3,219
269 Everglade Ave.	\$3,300,000	3-Apr	TIERNEY O'HARA <i>Sotheby's International Realty</i>	RX-10419611	1985	3,127
100 Royal Palm Way., 1G	\$2,400,000	25-Apr	MARY BOYKIN <i>Sotheby's International Realty</i>	18-941	1969	2,535
170 N. Ocean Blvd., 703	\$1,945,000	6-Apr	JAN GUBITOSI <i>Mizner Grande Realty</i>	RX-10420764	1968	1,780
3000 S. Ocean Blvd., 402	\$1,795,000	19-Apr	SCOTT GORDON <i>Scott Gordon Realty</i>	RX-10424605	2006	2,273
429 Australian Ave., 90	\$1,620,000	24-Apr	LISA CREGAN <i>Sotheby's International Realty</i>	18-934	1974	2,225
3250 S. Ocean Blvd., 303N	\$1,449,000	27-Apr	WILLIAM WARWICK <i>The Corcoran Group</i>	RX-10427839	1979	1,900
134 Peruvian Ave., 201	\$1,400,000	9-Apr	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	18-830	1987	1,700
3440 S. Ocean Blvd., 203S	\$1,250,000	3-Apr	LINDA PANTANO <i>The Fite Group</i>	RX-10420254	1980	2,131
354 Chilean Ave., 5A	\$1,250,000	26-Apr	ITE YOUNG <i>The Corcoran Group</i>	RX-10426669	1983	1,193



## LAND USE/CONSTRUCTION HIGHLIGHT

### \$1.6M Permit Pulled For New Estate At 260 Clarke Avenue

28% And 22% Increases In 6-Month Value And Number of Large Scale Projects

The April permit with the largest largest valuation, \$1.57 million, was for a Residential New Construction project pulled by PDC Development. The Bridges, Marsh & Associates designed project at 260 Clarke Avenue includes plans for building, pool, hardscape and driveways demolition and construction of a new, fully appointed 2-story estate. Currently, the three-month total valuation of permits issued for large scale \$100K-plus projects is \$27.9 million, a 7% decrease as compared to the same period last year. However, the current six month total of \$49.7 million shows a 28% increase as compared to the same period of last year's total valuation of \$39.2 million, and the total number of projects during those same periods rose from 169 to 198, a 17% increase.

The Town Council heard 54 Development Reviews during the last three months as compared to 29 for the same period of last year, an 86% increase. Also of note, last month the Landmarks Commission was presented with 14 Applications for Certificates of Appropriateness, the highest number of the current 12 months and more than double the average; the second highest month was February, 2017 with eight.

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## LAND USE/CONSTRUCTION

### LARGEST BUILDING PERMIT ISSUED LAST MONTH\*

ADDRESS	VALUE	Date	CONTRACTOR	ARCHITECT	TYPE
260 Clarke Ave.	\$1,572,476	4/17/18	PDC Development	Bridges, Marsh & Associates	Residential New Construction

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

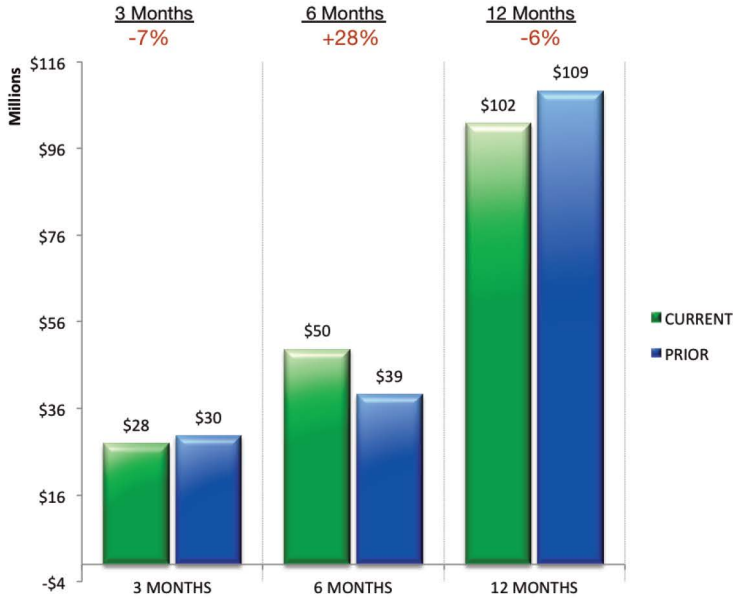
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
1300 S. Ocean Blvd.	\$6,395,000	Apr-17	Woolems Inc.	Allan Shope Architect	Residential Alteration
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
1020 S. Ocean Blvd.	\$4,342,000	Mar-18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

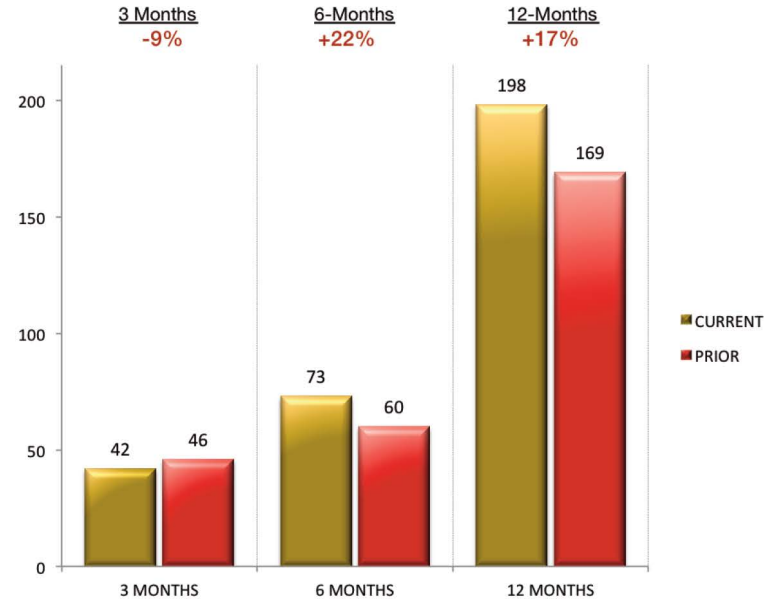
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100,000-PLUS BUILDING PERMITS

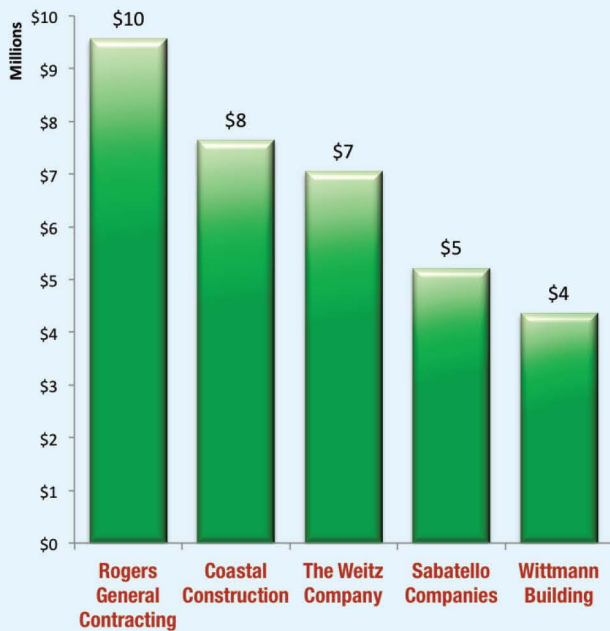
**TOTAL VALUE OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



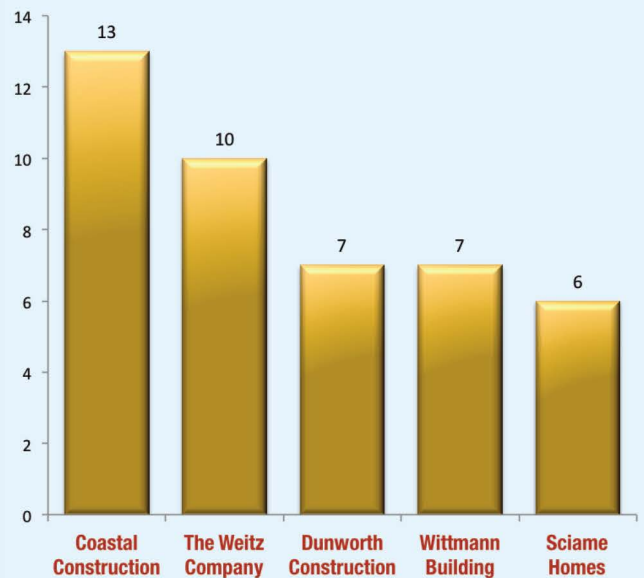
**TOTAL NUMBER OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



**TOP 5 CONTRACTORS BY VALUE OF PROJECTS**  
LAST 12 MONTHS



**TOP 5 CONTRACTORS BY NUMBER OF PROJECTS**  
LAST 12 MONTHS

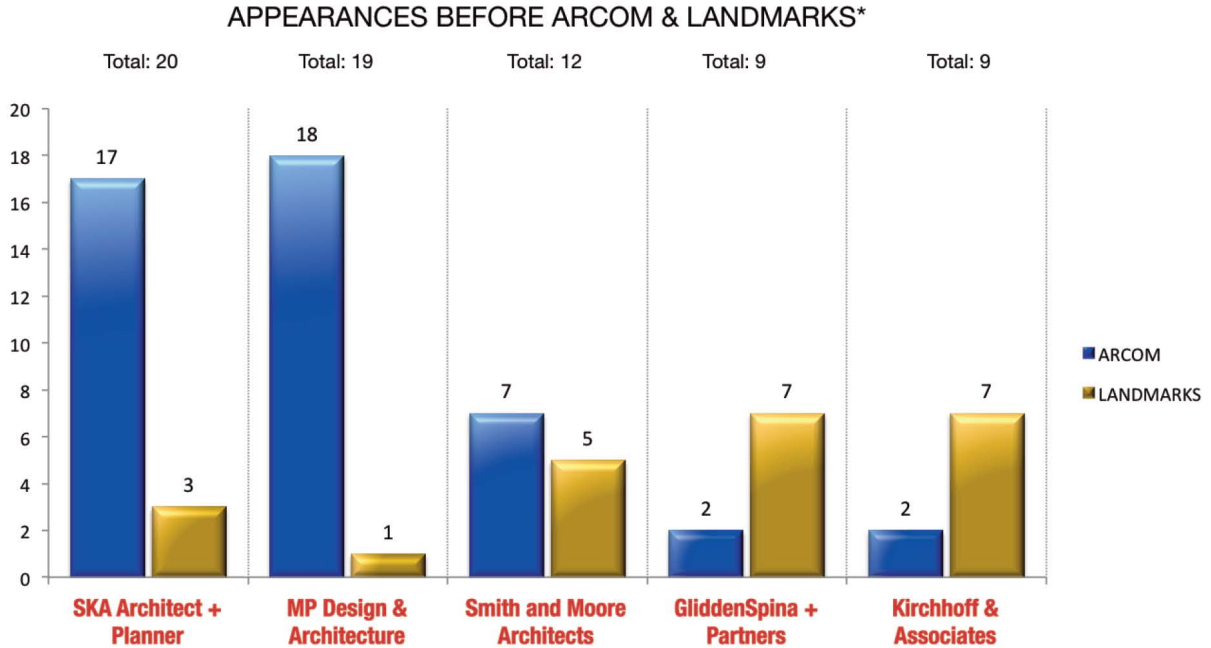


\*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

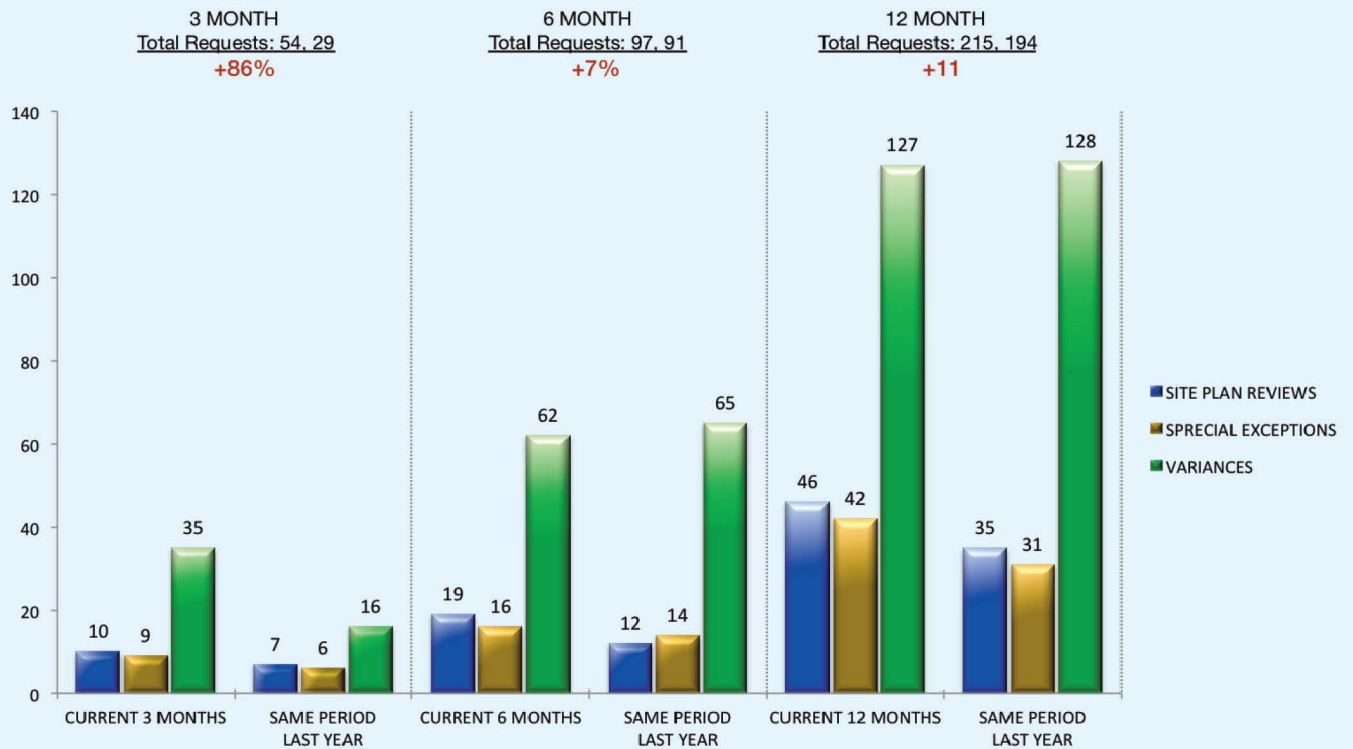


# BUILDING & DEVELOPMENT APPLICATIONS

## TOP 5 ARCHITECTS — LAST 12 MONTHS



## TOWN COUNCIL DEVELOPMENT REVIEWS CURRENT YEAR VS PRIOR YEAR



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

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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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