

RABIDEAU LAW BRIEF

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

JUNE 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

Coveted Estate Section Homes Boost May Sales & Listings

Resort-Style Estate With East & West Water Views Brings \$24M

Situated between the ocean and Intracoastal, the coveted homes in Palm Beach's Estate Section boosted both listings and sales in May. Three homes sold in the Estate Section, bringing \$22.4, \$18.5, and \$7.4 million. Gregory Weadock and Carole Hogan of Brown Harris Stevens closed the largest sale, a resort-style estate with both east and west water views at 1616 S. Ocean Boulevard. Ashley McIntosh of Douglas Elliman listed the estate. Christian Angle of Christian Angle Real Estate represented both the sellers and buyers for the other two Estate Section sales in May, closing 1125 S. Ocean Boulevard for 18.5 million, and 95 Middle Road for \$7.4 million. The second highest Single Family Home closing in May was the private sale of 10 Blossom Way for \$20.3 million which was listed and closed by Lawrence Moens of Lawrence A. Moens Associates.

Suzanne Frisbie of The Corcoran Group offered the highest priced Single Family Home with her listing of 353 El Brillo Way for \$28.9 million, an Intracoastal property with westerly views of the Tarpon and Everglades Islands, also located in the Estate Section.

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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.
1616 S. Ocean Blvd.	\$22,430,000	5/15/18	ASHLEY MCINTOSH <i>Douglas Elliman</i>	GREGORY WEADOCK / CAROLE HOGAN <i>Brown Harris Stevens</i>	27	15,171

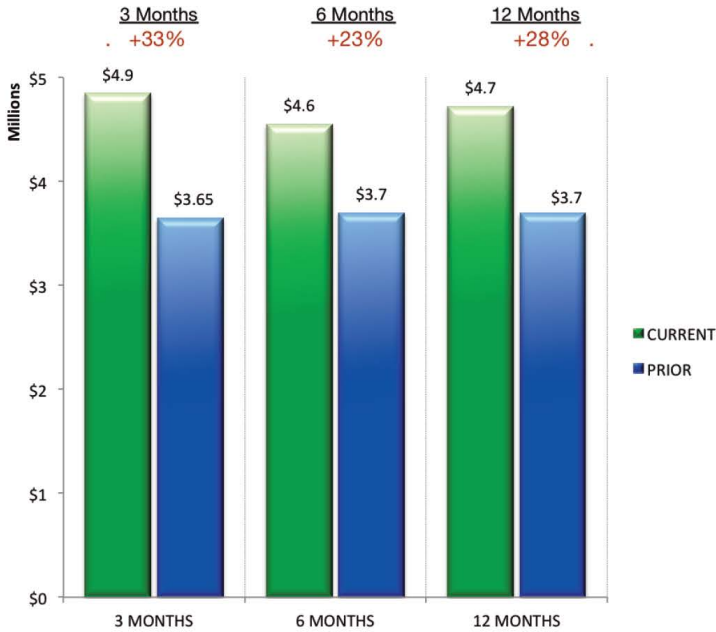
TOP 10 LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

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	CRIS CONDON / TODD PETER <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	68	11,027
1800 S. Ocean Blvd.	\$37,375,675	Apr-18	JAMES MCCANN <i>The Corcoran Group</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	201	20,875
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
901 N. Ocean Blvd.	\$29,140,000	Nov-17	JAMES MCCANN <i>The Corcoran Group</i>	UNKNOWN	241	11,491
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
1616 S. Ocean Blvd.	\$22,430,000	May-18	ASHLEY MCINTOSH <i>Douglas Elliman</i>	GREGORY WEADOCK / CAROLE HOGAN <i>Brown Harris Stevens</i>	27	15,171
726 HI Mount Road	\$22,250,000	Jan-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	UNKNOWN	112	7,023
1460 N. Lake Way	\$21,355,000	Apr-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	600	9,864

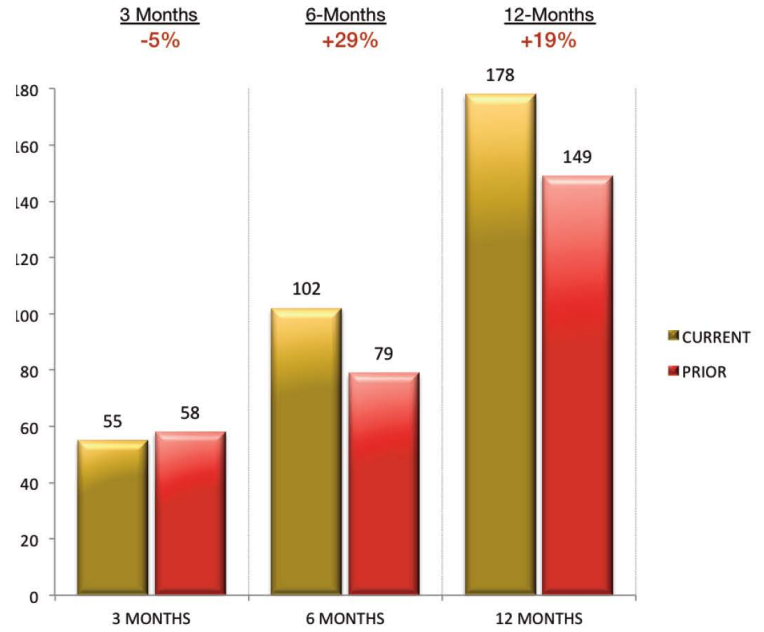
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



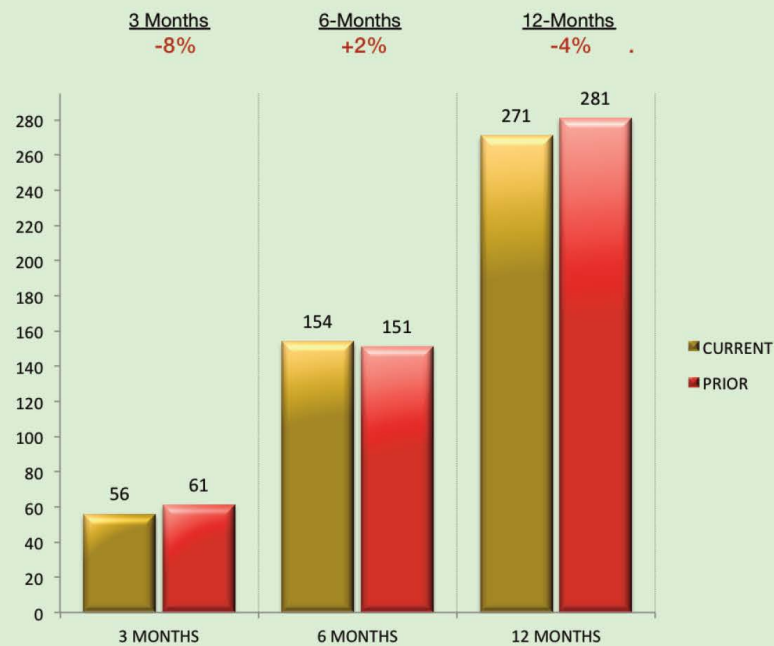
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



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 — MAY 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1616 S. Ocean Blvd.	\$22,430,000	15-May	ASHLEY MCINTOSH <i>Douglas Elliman</i>	GREGORY WEADOCK / CAROL HOGAN <i>Brown Harris Stevens</i>	27	15,171
10 Blossom Way	\$20,250,000	16-May	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	8,368
1125 S. Ocean Blvd.	\$18,500,000	16-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	155	8,269
95 Middle Road	\$7,350,000	10-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	279	LOT
220 Ocean Terrace	\$7,100,000	15-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	432	4,998
216 Sandpiper Drive	\$6,600,000	15-May	STEPHANIE LEFES <i>Sotheby's International Realty</i>	PAUL BIRMINGHAM <i>Sotheby's International Realty</i>	95	4,380
3 Via Los Incas	\$6,500,000	18-May	CRISTINA CONDON / JAN LEMBCKE <i>Sotheby's International Realty</i>	BURT MINKOFF <i>Douglas Elliman</i>	250	5,686
310 Eden Road	\$4,850,000	22-May	UNKNOWN	UNKNOWN	PRIVATE SALE	5,972
114 Hammon Ave.	\$4,500,000	4-May	KEVIN SLOANE <i>Sloane Real Estate</i>	UNKNOWN	92	4,256
245 Pendleton Ave.	\$3,450,000	15-May	CLIVE STUART-FINDLAY <i>Sotheby's International Realty</i>	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	130	4,444
210 Palmo Way	\$3,150,000	3-May	DANA KOCH <i>The Corcoran Group</i>	UNKNOWN	178	2,484
234 Merrain Road	\$2,800,000	15-May	JACK ELKINS / ERIN HIATT <i>The Fite Group</i>	UNKNOWN	75	2,832
211 Ocean Terrace	\$2,750,000	4-May	UNKNOWN	UNKNOWN	PRIVATE SALE	2,216
441 Australian Ave.	\$2,400,000	1-May	BRADFORD MILLER / PAMELA MILLER <i>The Corcoran Group</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	167	1,305
1540 N. Lake Way	\$1,840,000	22-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	39	2,127

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.
353 El Brillo Way	\$28,900,000	9-May	SUZANNE FRISBIE <i>The Corcoran Group</i>	RX-10430286	1992	9,544
130 Barton Ave	\$24,000,000	21-May	STEVEN GALLANT <i>Gallant Appraisal & Realty</i>	RX-10433483	1920	10,957
930 S. Ocean Blvd.	\$23,450,000	3-May	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	18-998	1927	6,528
305 Indian Road	\$22,000,000	25-May	CRISTA RYAN <i>Tina Fanjul Associates</i>	RX-10434726	1995	5,403
8 Golfview Road	\$19,500,000	2-May	LISA PULTZER <i>Brown Harris Stevens</i>	18-993	2017	8,706
1620 S. Ocean Blvd.	\$18,850,000	4-May	DANA KOCH <i>The Corcoran Group</i>	RX-10429926	2006	8,723
1120 N. Lake Way	\$17,000,000	4-May	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	RX-10429157	1976	4,043
870 S. Ocean Blvd.	\$14,500,000	8-May	CRISTINA CONDON <i>Sotheby's International Realty</i>	18-1020	1987	7,154
309 Dunbar Road	\$9,985,000	4-May	HEIDI WICKY <i>Sotheby's International Realty</i>	RX-10428977	2016	5,853
1221 N. Lake Way	\$9,900,000	17-May	AUSTIN MCGURK <i>Brown Harris Stevens</i>	18-1091	1940	5,645
346 Seaspray Ave.	\$8,750,000	2-May	BETSEY HALL <i>Hall Real Estate</i>	RX-10428315	1925	6,485
209 Via Tortuga	\$7,950,000	14-May	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10431624	1998	4,558
162 Atlantic Ave.	\$7,495,000	9-May	Jack Elkins / Erin Hiatt <i>The Fite Group</i>	RX-10430521	1925	3,400
244 Palmo Way	\$6,500,000	1-May	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	RX-10427791	1991	5,283
285 Colonial Lane	\$6,000,000	22-May	TONI HOLLIS / GLORIA MORE <i>Waterfront Properties & Club Communities</i>	RX-10434654	1962	5,823
750 S. County Road	\$4,990,000	1-May	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10427767	1930	3,389
334 Australian Ave.	\$3,700,000	10-May	CAROLINE SEYMOUR <i>Brown Harris Stevens</i>	RX-10430876	1928	1,900
359 Seaspray Ave	\$3,600,000	15-May	ASHLEY BROWN <i>Q Properties</i>	18-1071	1926	3,394
210 Debra Lane	\$1,680,000	16-May	MATTHIAS FRETZ <i>Douglas Elliman</i>	18-1086	1953	1,280
1213 N. Ocean Blvd.	\$1,550,000	17-May	AUSTIN MCGURK <i>Brown Harris Stevens</i>	18-1092	2018	150

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Corner Sun & Surf Condo Sells for \$5.9M & Landmarked Alba Suite Brings \$5.4M

Four Palm Beach Biltmore Apartments Closed In May, Boosting Median Sale Price

Two condominiums made the Top 10 of the year list. A contemporary corner unit with panoramic ocean views brought \$5.85 million and was May's top condominium sale. The third floor apartment at Sun And Surf One Hundred And Thirty Condos was listed by Fern Fodiman of Sotheby's International Realty, and Simon Isaacs of Property Matters represented the buyer. Another notable sale that made the Top 10 was Apartment 115 at the Palm Beach Biltmore, which brought \$5.4 million and was listed by Shirley Wyner of the The Fite Group with Madison Collum of Sotheby's International Realty representing the buyer. The landmarked apartment is also known as the 'Alba Suite', former private suite of the Duke & Duchess of Alba, and maintains its original design accoutrements.

Four of the top six sales of May were Palm Beach Biltmore apartments, all selling for \$2.4-plus million. There were 19 Condo/Co-op/Townhouse sales altogether in the \$1M-plus category at a median price of \$1.4 million for the month of May. During the last three months in this same category there were 60 sales altogether at a median price of \$2.11 million, a 6% price increase as compared to the same period of the previous year.

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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.
100 Sunrise Ave., 311	\$5,850,000	5/24/18	FERN FODIMAN Sotheby's International Realty	SIMON ISAACS Property Matters	36	2,025

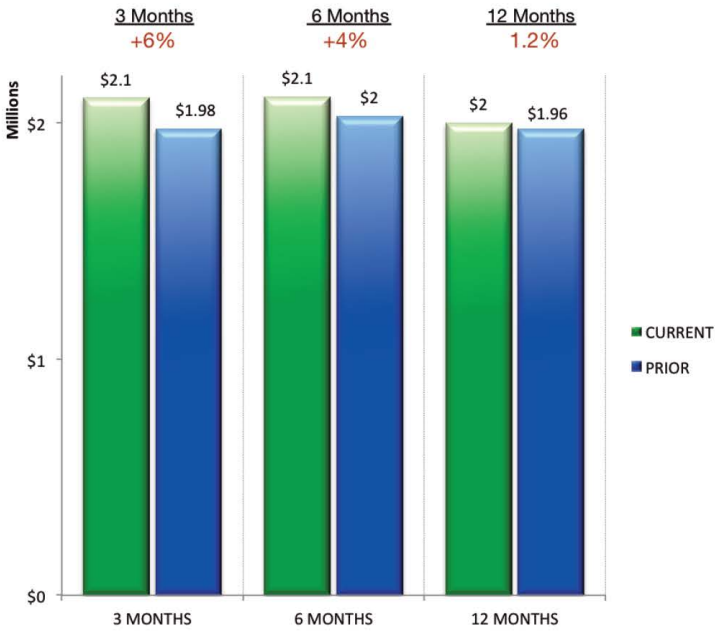
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

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 Sotheby's International Realty	UNKNOWN	172	3,401
425 Worth Ave., PH-C	\$7,907,550	Mar-18	LINDA OLSSON Linda R. Olsson, Inc.	PATRICIA MAHANEY Sotheby's International Realty	276	3,577
100 Worth Ave., 614/616	\$7,000,000	Mar-18	CHRISTINE FRANKS Wilshire International Realty	CRISTA RYAN Tina Fanjul Associates	103	3,993
2 N. Breakers Row, S41	\$6,750,000	Jan-18	SUZANNE FRISBIE The Corcoran Group	LAWRENCE MOENS Lawrence A. Moens Associates	222	3,243
3000 S. Ocean Blvd., PH-7	\$6,700,000	Apr-18	JOHN CAMPBELL / COLLEEN HANSON The Corcoran Group	AUSTIN MCGURK Brown Harris Stevens	257	5,067
2 N. Breakers Row, N PH-2	\$6,625,000	Jun-17	UNKNOWN	UNKNOWN	PRIVATE SALE	3,401
100 Sunrise Ave., 311	\$5,850,000	May-18	FERN FODIMAN Sotheby's International Realty	SIMON ISAACS Property Matters	36	2,025
330 Brazilian Ave.	\$5,500,000	Oct-17	BOB JACKSON Bob Jackson Inc.	UNKNOWN	PRIVATE SALE	5,500
150 Bradley Place, 115	\$5,400,000	May-18	SHIRLEY WYNER The Fite Group	MADISON COLLUM Sotheby's International Realty	120	6,229
3000 S. Ocean Blvd., 505	\$5,090,000	Jan-18	UNKNOWN	UNKNOWN	PRIVATE SALE	4,447

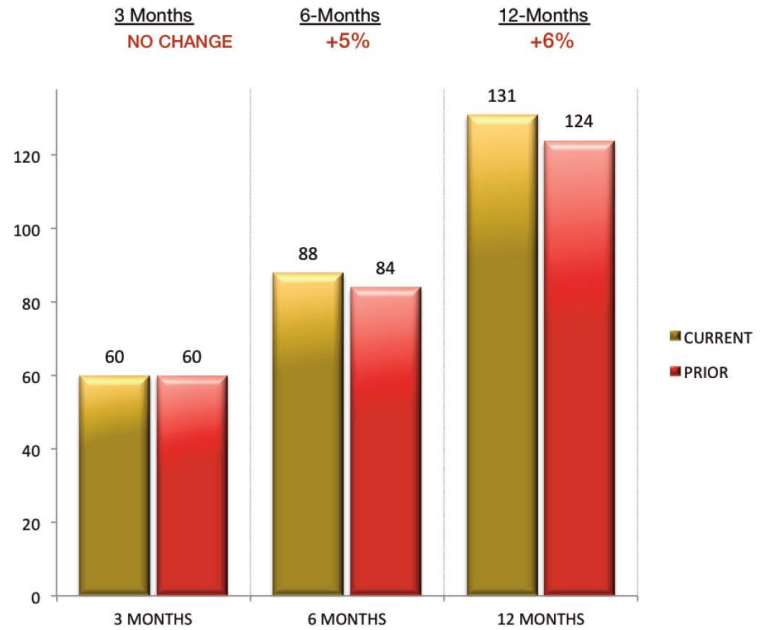
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



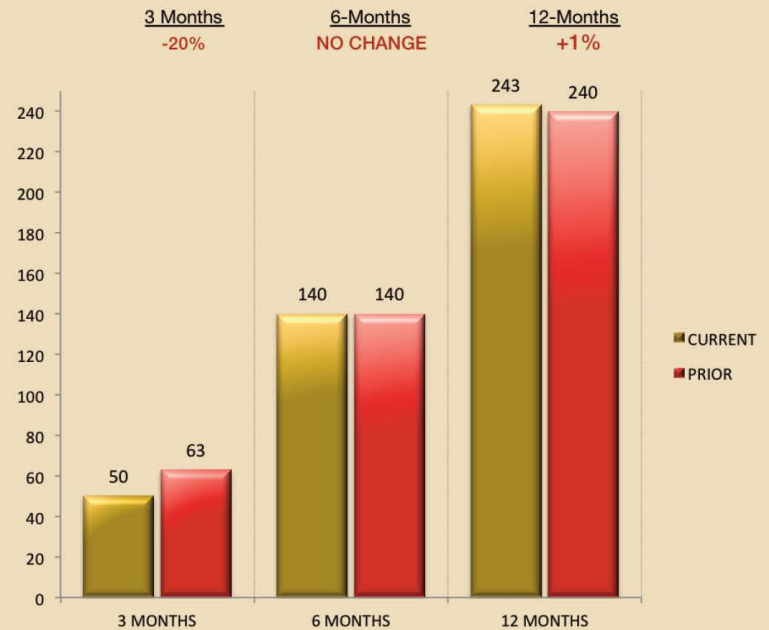
TOTAL CONDOS SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
CURRENT YEAR VS PRIOR YEAR



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

CONDO/CO-OP/TOWNHOUSE SALES — MAY 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
100 Sunrise Ave., 311	\$5,850,000	24-May	FERN FODIMAN <i>Sotheby's International Realty</i>	SIMON ISAACS <i>Property Matters</i>	36	2,025
150 Bradley Place, 115	\$5,400,000	15-May	SHIRLEY WYNER <i>The Fite Group</i>	MADISON COLLUM <i>Sotheby's International Realty</i>	120	6,229
300 Atlantic Ave.	\$3,040,000	8-May	UNKNOWN	UNKNOWN	PRIVATE SALE	3,437
150 Bradley Place, 714	\$2,950,000	9-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SOUTHFIELDS REAL ESTATE <i>Kristina Gustafson</i>	156	3,007
150 Bradley Place, 713	\$2,950,000	15-May	UNKNOWN	UNKNOWN	PRIVATE SALE	3,007
150 Bradley Place, 703/CB4	\$2,410,000	1-May	UNKNOWN	UNKNOWN	PRIVATE SALE	1,568
3170 S. Ocean Blvd., 603	\$2,312,500	3-May	SHAWN OLSON <i>The Fite Group</i>	J. RICHARD ALLISON <i>Q Properties</i>	90	2,950
3140 S. Ocean Blvd., 503N	\$1,450,000	11-May	SCOTT GORDON <i>Scott Gordon Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	3	2,695
100 Worth Ave., 404	\$1,450,000	17-May	UNKNOWN	UNKNOWN	PRIVATE SALE	1,539
130 Sunrise Ave., 212	\$1,400,000	9-May	JOHN TRUEMAN <i>RE/MAX Prestige Realty</i>	UNKNOWN	79	1,983
150 Bradley Place, 411	\$1,325,000	1-May	UNKNOWN	UNKNOWN	PRIVATE SALE	1,505
130 Sunrise Ave., 310	\$1,300,000	2-May	DANA KOCH <i>The Corcoran Group</i>	TRACI DEGEORGE <i>Waterfront Properties</i>	258	1,673
2500 S. Ocean Blvd., 30	\$1,200,000	7-May	UNKNOWN	UNKNOWN	PRIVATE SALE	174
130 Sunrise Ave., 402	\$1,175,000	1-May	DANA KOCH <i>The Corcoran Group</i>	UNKNOWN	43	1,580
3170 S. Ocean Blvd., 403N	\$1,175,000	23-May	JOAN MESSING / JOHN MURTHA <i>Douglas Elliman</i>	GARY POHRER <i>Douglas Elliman</i>	77	3,450
3440 S. Ocean Blvd., 505N	\$1,098,000	29-May	GUY CLARK <i>Douglas Elliman</i>	GUY CLARK <i>Douglas Elliman</i>	172	1,886
130 Sunrise Ave., 406	\$1,030,000	16-May	UNKNOWN	UNKNOWN	PRIVATE SALE	1,580
2100 S. Ocean Blvd., 307-S	\$1,026,500	3-May	CRIS CONDON <i>Sotheby's International Realty</i>	UNKNOWN	115	2,385
227 Australian Ave., 54	\$1,000,000	16-May	UNKNOWN	UNKNOWN	PRIVATE SALE	1,287

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.
3100 S. Ocean Blvd., PH-607N	\$3,595,000	19-May	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10433947	1985	4,619
2100 S. Ocean Blvd., 408N	\$3,595,000	8-May	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10430148	1980	3,107
340 S. Ocean Blvd., 3E	\$2,675,000	4-May	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	18-1013	1967	2,076
3170 S. Ocean Blvd., N402	\$2,595,000	25-May	SCOTT GORDON <i>Scott Gordon Realty</i>	RX-10434295	1985	2,950
2660 S. Ocean Blvd., 601N	\$2,500,000	18-May	JOAN MESSING <i>Douglas Elliman</i>	RX-10432804	1979	2,137
3140 S. Ocean Blvd., 503N	\$1,625,000	8-May	SCOTT GORDON <i>Scott Gordon Realty</i>	RX-10429997	1982	2,695
429 Australian Ave., 9	\$1,620,000	22-May	LISA CREGAN / CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	RX-10433816	1974	1,686
130 Sunrise Ave., 515	\$1,290,000	4-May	MARY BUCK <i>Sotheby's International Realty</i>	18-1011	1977	1,673
170 N. Ocean Blvd., 210	\$1,280,000	29-May	GLORIA RODRIGUEZ-ALLSUP <i>Douglas Elliman</i>	RX-10435173	1968	1,395
170 N. Ocean Blvd., 208	\$1,150,000	21-May	BEBE PESENTI <i>Douglas Elliman</i>	18-1105	1968	1,395

LAND USE/CONSTRUCTION HIGHLIGHT

\$6.3M Permit Issued For 101 El Brillo Way New Construction

May Is Top Month For Most \$100K-plus Permits Pulled – 2 May Projects Make Top 10

The Building Division issued 21 large-scale building permits in May, the most per month in 2018. Two made the Top 10 of the last 12 months, and one was the Largest Building permit issued for the last 12 months. Contractor, Seaspray Group of South Florida was issued the permit for Landmarks-approved plans for \$6.35 million in New Residential Additions at 101 El Brillo Way with architect Portuondo Perotti Architects designing. The second permit included in the Top 10 was pulled by Tropic Celtic Development for a new \$2.15 million single family residence at 232 Via Marila designed by Bridges, Marsh & Associates. Also of note were three permits issued to The Weitz Company totaling \$3.62 million for Commercial and Residential Construction and Alterations at The Breakers with Bridges, Marsh & Associates designing.

During the last three months there was an increase of 3% in the total value of permits for projects \$100K-plus as compared to the same period of last year, however the number of those projects decreased by 30%.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	Date	CONTRACTOR	ARCHITECT	TYPE
101 El Brillo Way	\$6,348,358	May-18	Seaspray Group Of South FL	Portuondo Perotti Architects	Residential New Addition

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

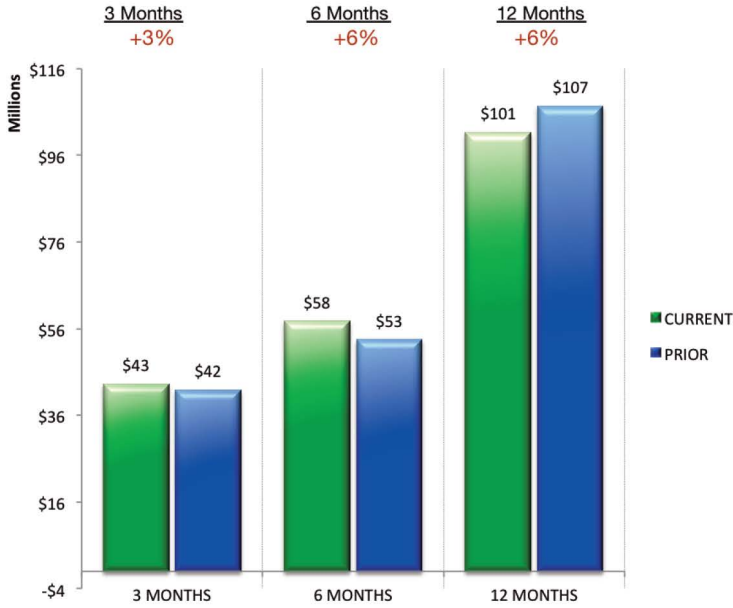
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
101 El Brillo Way	\$6,348,358	May-18	Seaspray Group Of South FL	Portuondo Perotti Architects	Residential New Addition
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
1020 S. Ocean Blvd.	\$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
221 Royal Poinciana Way	\$2,217,000	Nov-17	Coastal Construction Company	GliddenSpina + Partners	Commercial Alteration
232 Via Marila	\$2,153,560	May-18	Tropi Celtic Development LLC	Bridges, Marsh & Associates	Residential New Construction
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
217 El Pueblo Way	\$1,675,000	Mar-18	Sabatello Construction of FL	SKA Architect + Planner	Residential New Construction

*PERMITS INCLUDE RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION AND COMMERCIAL ALTERATION

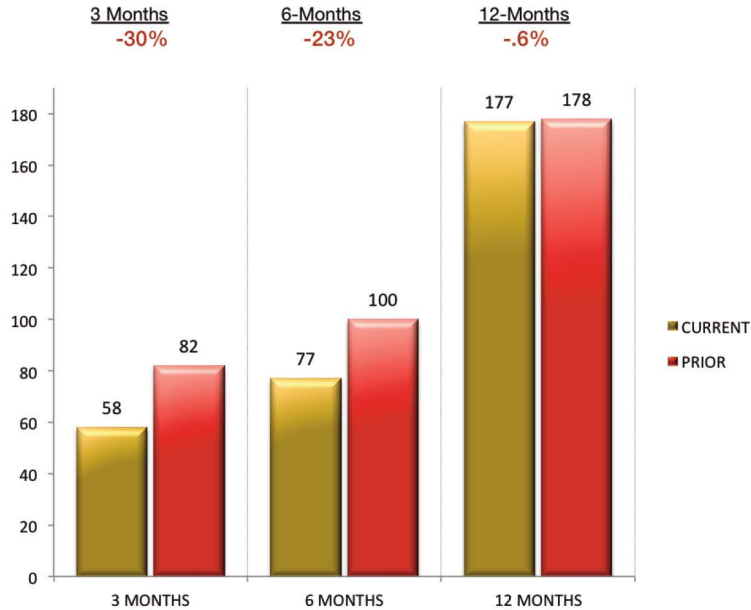
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

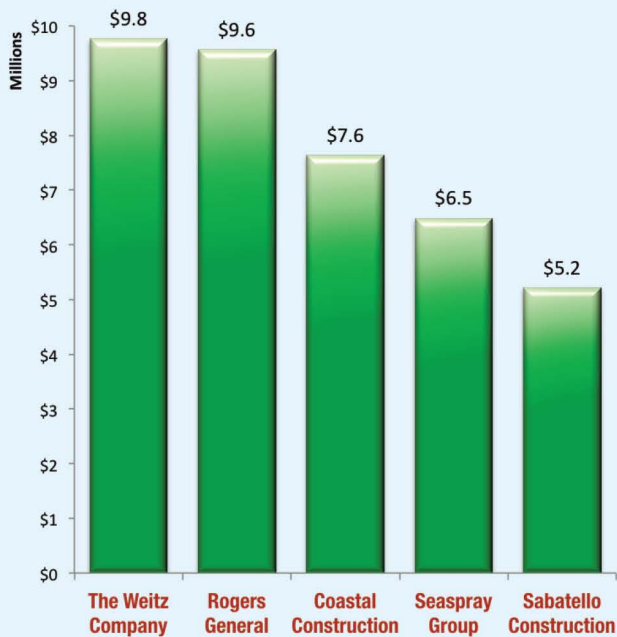
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



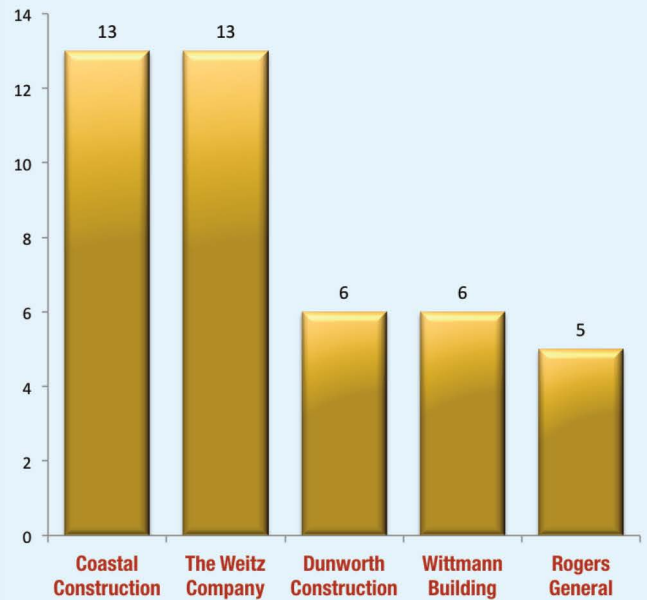
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS
BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS
BY NUMBER OF PROJECTS
LAST 12 MONTHS

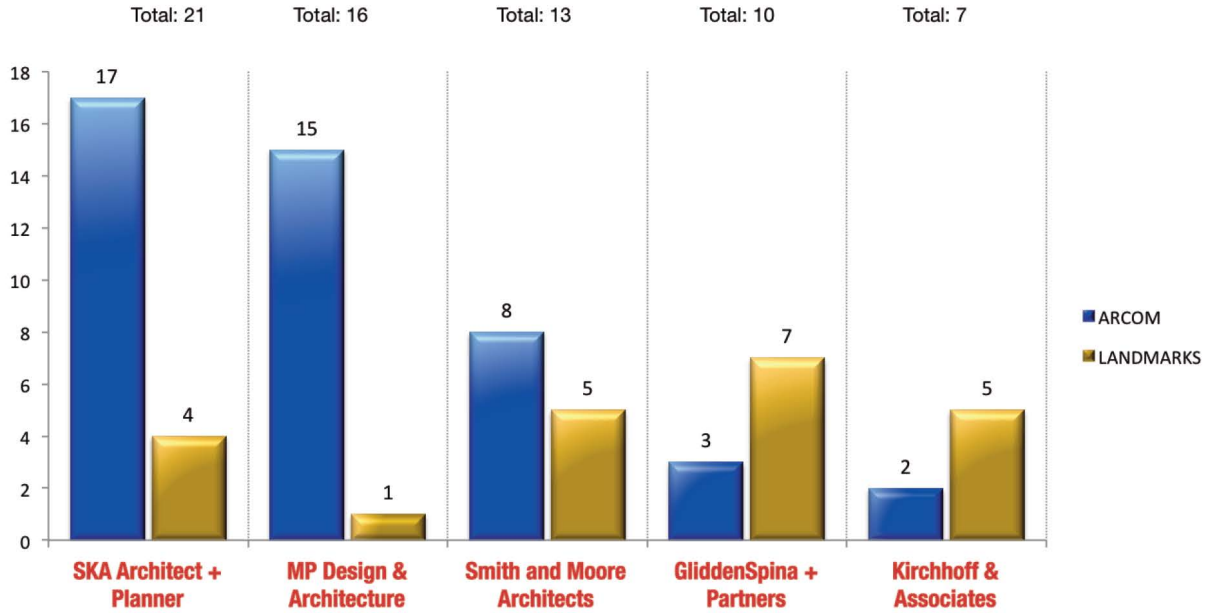


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

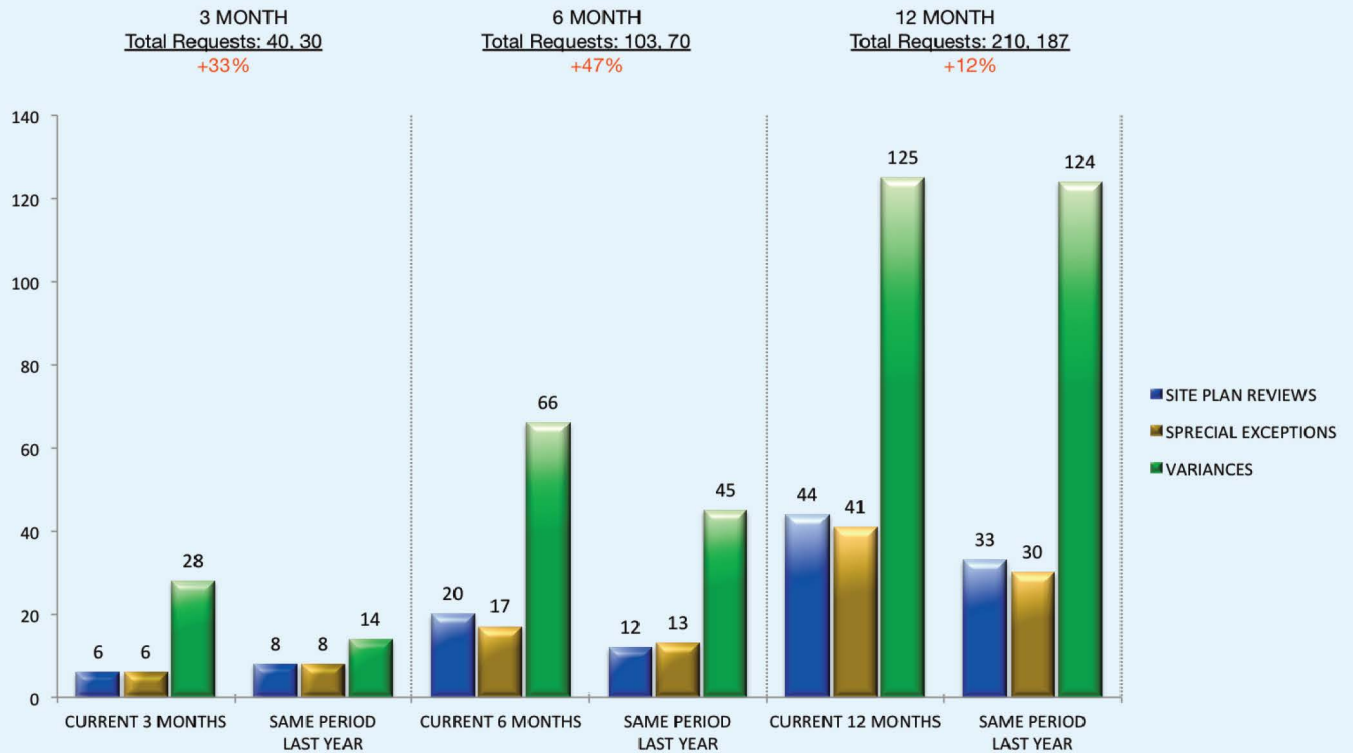
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS – LAST 12 MONTHS

APPEARANCES BEFORE ARCOM & LANDMARKS*



TOWN COUNCIL DEVELOPMENT REVIEWS CURRENT YEAR VS PRIOR YEAR



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

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

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