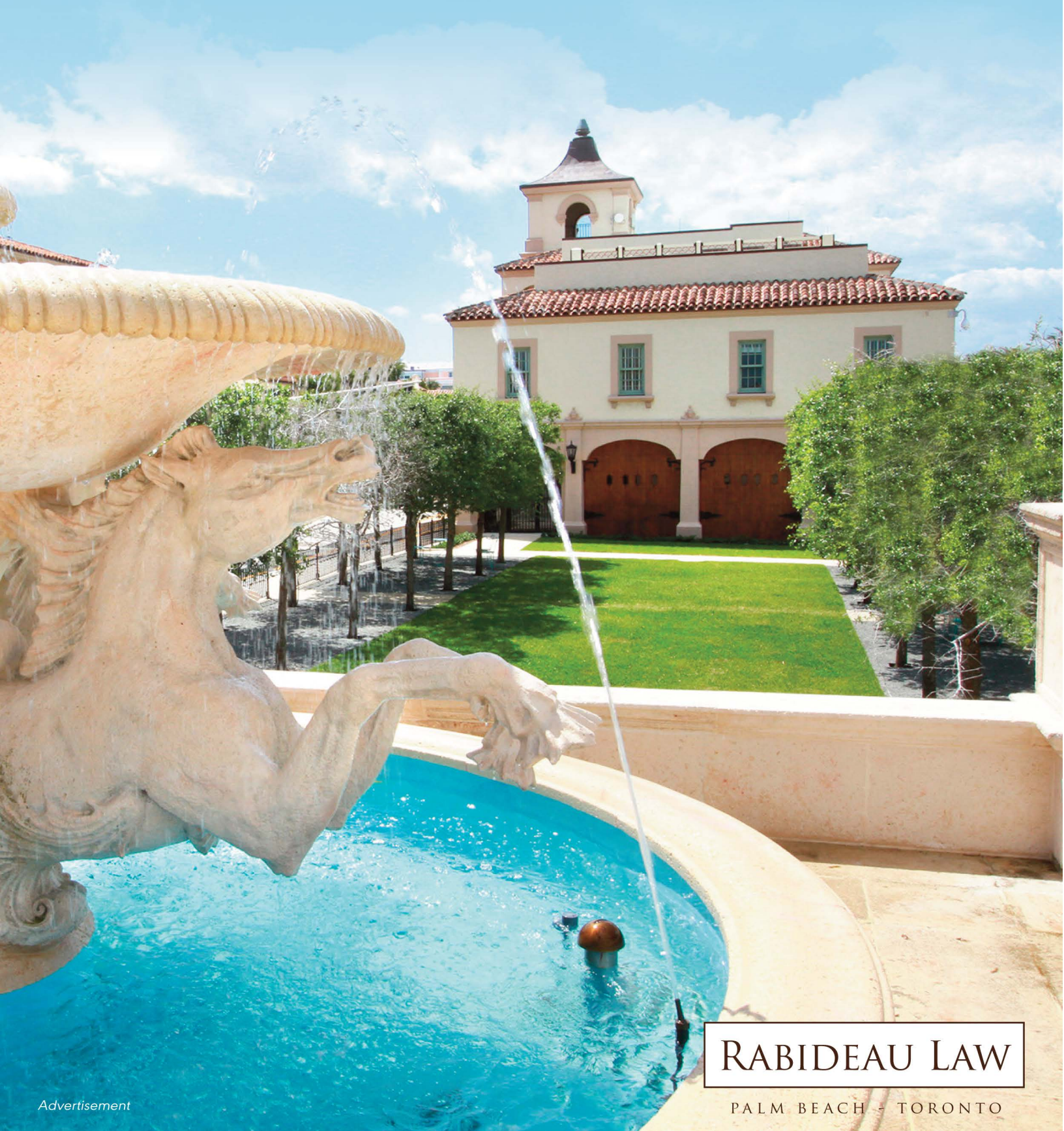


RABIDEAU LAW BRIEF

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

JULY 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

\$41M Jeffery W. Smith–Designed Venetian Palazzo Is Top Sale of Last 12 Months

Casa Bendita Home Enters Market At \$10M As Average Listing Price Soars

A sprawling Intracoastal Mediterranean style estate sold for \$41.3 million in June. Christian Angle of Christian Angle Real Estate both listed and represented the buyer for the 15,000-plus square foot property at 1485 S. Ocean Boulevard, which is now the highest-selling Single Family Home in Palm Beach of the last 12 months. The median selling price for Single Family Homes of \$1M or more increased by 26% to \$5.1 million during the second quarter of 2018, as compared to \$4 million in 2017. Several June transactions that significantly contributed to the three-month average include five that were above the \$10 million mark. Cristina Condon and Suzanne Aislie of Sotheby's International Realty closed the second largest sale of the month. The 8 Golfview Road estate brought \$18 million and was listed by Liza Pulitzer and A. Whitney McGurk of Brown Harris Stevens.

Listing price points also soared this last quarter. The median listing for Single Family Homes of \$1M or more for April through June increased 82% to \$7.2 million as compared to \$4 million during the same period last year. The highest June listing was made by Peter Burt of Douglas Elliman who presented a Casa Bendita Mediterranean home for \$10 million.

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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. |
|---------------------|--------------|-----------|--|--|----------------|----------------|
| 1485 S. Ocean Blvd. | \$41,257,000 | 6/14/18 | CHRISTIAN ANGLE Christian Angle Real Estate | CHRISTIAN ANGLE Christian Angle Real Estate | 983 | 15,398 |

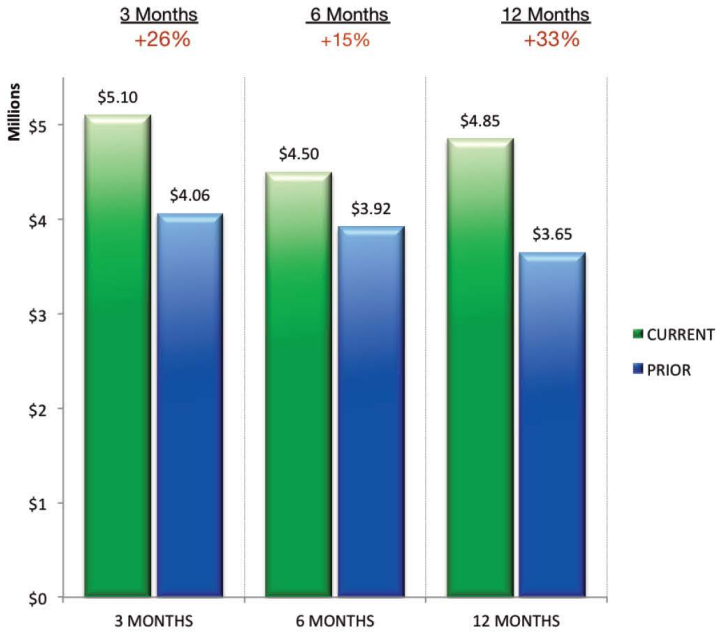
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

| ADDRESS | PRICE | MONTH/YEAR | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|---------------------|--------------|------------|---|--|----------------|----------------|
| 1485 S. Ocean Blvd. | \$41,257,000 | Jun-18 | CHRISTIAN ANGLE Christian Angle Real Estate | CHRISTIAN ANGLE Christian Angle Real Estate | 983 | 15,398 |
| 1473 N. Ocean Blvd. | \$39,376,200 | Mar-18 | CRISTINA CONDON /TODD PETER Sotheby's International Realty | CHRISTIAN ANGLE Christian Angle Real Estate | 68 | 11,027 |
| 1800 S. Ocean Blvd. | \$37,375,675 | Apr-18 | JAMES MCCANN The Corcoran Group | AUSTIN MCGURK Brown Harris Stevens | 201 | 20,875 |
| 535 N. County Road | \$37,000,000 | Oct-17 | LAWRENCE MOENS Lawrence A. Moens Associates | LAWRENCE MOENS Lawrence A. Moens Associates | 270 | LOT |
| 901 N. Ocean Blvd. | \$29,140,000 | Nov-17 | JAMES MCCANN The Corcoran Group | UNKNOWN | 241 | 11,491 |
| 735 Island Drive | \$23,800,000 | Oct-17 | MARY BOYKIN Sotheby's International Realty | LINDA GARY Linda A. Gary Real Estate | PRIVATE SALE | 9,831 |
| 1616 S. Ocean Blvd. | \$22,430,000 | May-18 | ASHLEY MCINTOSH Douglas Elliman | GREGORY WEADOCK / CAROLE HOGAN Brown Harris Stevens | 27 | 15,171 |
| 726 HI Mount Road | \$22,250,000 | Jan-18 | LAWRENCE MOENS Lawrence A. Moens Associates | UNKNOWN | 112 | 7,023 |
| 1460 N. Lake Way | \$21,355,000 | Apr-18 | CHRISTIAN ANGLE Christian Angle Real Estate | ASHLEY COPELAND Brown Harris Stevens | 600 | 9,864 |
| 10 Blossom Way | \$20,250,000 | May-18 | LAWRENCE MOENS Lawrence A. Moens Associates | LAWRENCE MOENS Lawrence A. Moens Associates | PRIVATE SALE | 8,368 |

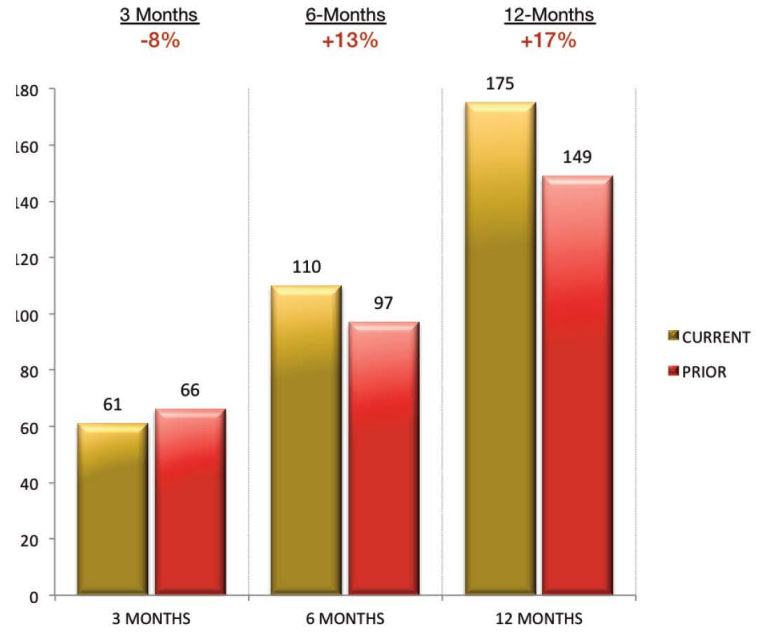
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



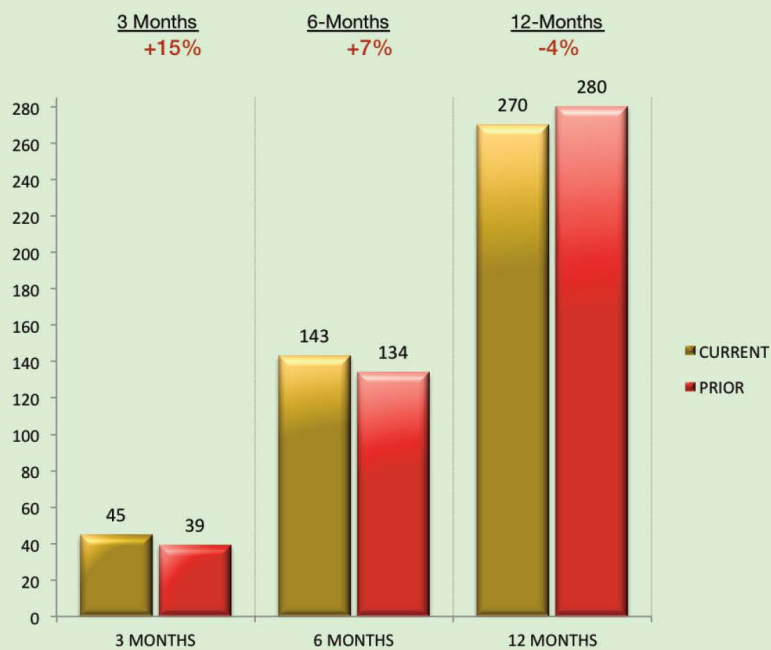
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
CURRENT YEAR VS PRIOR YEAR



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

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — JUNE 2018

| ADDRESS | SALE PRICE | SALE DATE | LISTING AGENT/AGENCY | SELLING AGENT/AGENCY | DAYS ON MARKET | LIVING SQ. FT. |
|---------------------|--------------|-----------|---|---|----------------|----------------|
| 1485 S. Ocean Blvd. | \$41,257,000 | 14-Jun | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | 983 | 15,398 |
| 8 Golfview Road | \$18,000,000 | 29-Jun | LIZA PULTIZER / A. WHITNEY MCGURK <i>Brown Harris Stevens</i> | CRISTINA CONDON / SUZANNE AINSLIE <i>Sotheby's International Realty</i> | 59 | 6,225 |
| 300 Ridgeview Drive | \$12,975,000 | 7-Jun | TONI HOLLIS <i>Waterfront Properties & Club Communities</i> | GLORIA MORE <i>Waterfront Properties & Club Communities</i> | 125 | 7,316 |
| 534 Island Drive | \$12,537,970 | 5-Jun | BRADFORD MILLER / PAMELA MILLER <i>The Corcoran Group</i> | DANA KOCH <i>The Corcoran Group</i> | 237 | 6,874 |
| 180 Canterbury Lane | \$10,400,000 | 18-Jun | CHRISTINE GIBBONS <i>Sotheby's International Realty</i> | MARY WULSIN <i>Brown Harris Stevens</i> | 88 | 6,637 |
| 1030 S. Ocean Blvd. | \$7,600,000 | 8-Jun | STEPHEN PLOOF <i>Linda A. Gary Real Estate</i> | CHRISTOPHER DIETZ <i>The Fite Group</i> | PRIVATE SALE | 6,426 |
| 412 Brazilian Ave. | \$6,362,500 | 1-Jun | GARY POHRER <i>Douglas Elliman</i> | LAWRENCE MOENS <i>Lawrence A. Moens Associates</i> | 204 | 4,431 |
| 302 Via Linda | \$6,301,000 | 28-Jun | MARIANNE CHOPP <i>Sotheby's International Realty</i> | CRIS CONDON <i>Sotheby's International Realty</i> | 480 | 4,412 |
| 229 Ridgeview Drive | \$6,159,000 | 1-Jun | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | DANA KOCH <i>The Corcoran Group</i> | 84 | 3,726 |
| 239 Emerald Lane | \$5,400,000 | 1-Jun | CHRISTINE GIBBONS <i>Sotheby's International Realty</i> | CRISTA RYAN <i>The Farjul Associates, Inc.</i> | 135 | 6,131 |
| 211 Caribbean Road | \$3,697,000 | 12-Jun | JOHN PANGHORN <i>The Corcoran Group</i> | GARY POHRER <i>Douglas Elliman</i> | 216 | 3,272 |
| 270 El Dorado Lane | \$3,150,000 | 15-Jun | JOSEPH DEFINA <i>Sotheby's International Realty</i> | CHRISTINE GIBBONS <i>Sotheby's International Realty</i> | 101 | 2,978 |
| 119 Reef Road | \$3,021,750 | 22-Jun | GARY POHRER / JOSEPH SCHEERER <i>Douglas Elliman</i> | STEPHEN MCPARTLIN <i>Linda A. Gary Real Estate</i> | 117 | LOT |
| 200 Esplanade Way | \$3,021,750 | 22-Jun | GARY POHRER <i>Douglas Elliman</i> | UNKNOWN | 116 | 5,305 |
| 270 El Dorado Lane | \$2,828,550 | 19-Jun | JOSEPH DEFINA <i>Sotheby's International Realty</i> | UNKNOWN | 10 | 2,978 |
| 113 E. Inlet Drive | \$2,374,864 | 4-Jun | ELIZABETH DEWOODY <i>The Corcoran Group</i> | UNKNOWN | 110 | 2,322 |
| 223 Monterey Road | \$1,750,000 | 28-Jun | ANNE CARMICHAEL / BEVERLY BROBERG <i>Brown Harris Stevens</i> | ANNE CARMICHAEL <i>Brown Harris Stevens</i> | 158 | 1,904 |
| 240 Osceola Way | \$1,718,000 | 15-Jun | JAMES MCCANN <i>Premier Estate Properties</i> | CRISTA RYAN <i>Tina Farjul Associates, Inc.</i> | 158 | 2,371 |
| 1213 N. Ocean Blvd. | \$1,550,000 | 15-Jun | AUSTIN MCGURK <i>Brown Harris Stevens</i> | KIM RAICH <i>Sotheby's International Realty</i> | 23 | 150 |

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

| ADDRESS | LIST PRICE | LISTING DATE | LISTING AGENT/AGENCY | MLS NUMBER | YEAR BUILT | LIVING SQ. FT. |
|----------------------|--------------|--------------|--|-------------|------------|----------------|
| 105 Casa Bendita | \$10,000,000 | 14-Jun | PETER BURT <i>Douglas Elliman</i> | RX-10440680 | 2005 | 5,719 |
| 120 Atlantic Ave. | \$7,550,000 | 25-Jun | FARRAH KISEL <i>Douglas Elliman</i> | RX-10443824 | 1990 | 5,188 |
| 1451 N Lake Way | \$6,550,000 | 15-Jun | CHRISTIAN ANGLE <i>Christian Angle Real Estate</i> | RX-10441102 | 2008 | 4,125 |
| 245 Barton Ave. | \$4,750,000 | 25-Jun | JEBB MCCrackEN <i>Hall Real Estate</i> | 18-1282 | 1952 | 4,590 |
| 226 Via Linda | \$4,295,000 | 26-Jun | KIM RAICH <i>Sotheby's International Realty</i> | RX-10442884 | 1953 | 2,944 |
| 234 Chilean Ave. | \$3,999,000 | 20-Jun | KIM CELEDINAS <i>Illustrated Properties</i> | RX-10441558 | 1928 | 3,877 |
| 125 Hammon Ave. | \$3,998,888 | 5-Jun | MATTHEW NATALE <i>Donohue Real Estate</i> | 18-1173 | 1930 | 4,307 |
| 210 Miraflores Drive | \$2,990,000 | 29-Jun | LINDA GARY <i>Linda A. Gary Real Estate</i> | RX-10443859 | 1952 | 1,476 |

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Updated 5-Bedroom Townhome Near Worth Avenue & The Beach Brings \$4M

Reconstructed 5th Floor Biltmore With Spectacular Water Views Priced At \$4.3M

Natalie Paavola of Linda A. Gary Real Estate closed the top Condo/Co-op/Townhouse sale in June. The five-bedroom, Mediterranean-style townhouse located at 118 Hammon Avenue and advertised as having top-of-the-line improvements, brought \$4.2 million. Stephen Hall of Hall Real Estate was the listing agent. The second highest June transaction in the Condo/Co-op/Townhouse category was the private \$3.1 million sale of 303 Everglade Avenue. The Villa Plati townhome features 10-foot ceilings, a multi-car garage and marble flooring. During this month, 15 properties were sold in this category, and there were 10 new listings. During the second quarter of 2018, the median selling price decreased by 8% to \$1.8 million as compared to the same period of last year, and the number of sales decreased from 63 to 55. However, the median price for the last 12 months is 3% higher, at \$2 million, than the same period of the previous year.

Bebe Pesenti of Douglas Elliman presented the highest listing of the month. She priced a reconstructed 5th floor Biltmore Intracoastal apartment, Unit 510 at 150 Bradley Place, at \$4.3 million. There were 10 new Condo/Co-op/Townhouse listings in June in the \$1M-plus category, and 36 during the last quarter, a decrease of 28% as compared to 54 listings during 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. |
|-----------------|-------------|-----------|----------------------------------|--|----------------|----------------|
| 118 Hammon Ave. | \$4,242,800 | 6/4/18 | STEPHEN HALL Hall Real Estate | NATALIE PAAVOLA Linda A. Gary Real Estate | 419 | 4,822 |

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 |
| 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 |
| 419 Brazilian Ave. | \$4,650,000 | Apr-18 | UNKNOWN | UNKNOWN | PRIVATE SALE | 3,892 |

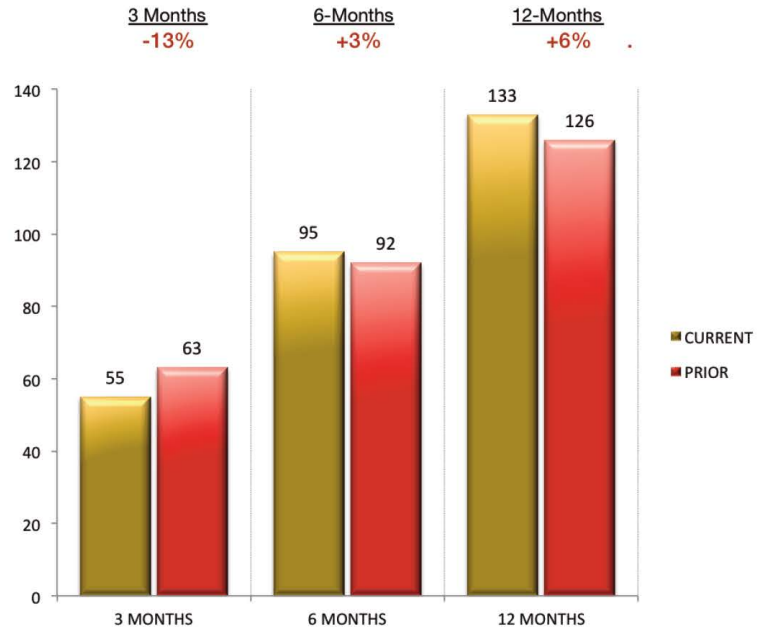
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



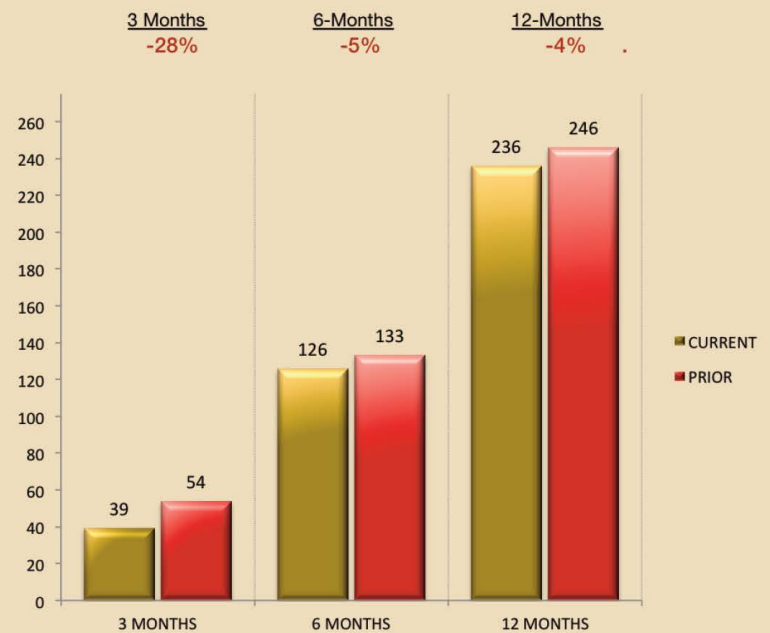
TOTAL CONDOS SOLD*
CURRENT YEAR VS PRIOR YEAR



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. |
|------------------------------|-------------|-----------|---|---|----------------|----------------|
| 118 Hammon Ave. | \$4,242,800 | 4-Jun | STEPHEN HALL <i>Hall Real Estate</i> | NATALIE PAAVOLA <i>Linda A. Gary Real Estate</i> | 419 | 4,822 |
| 303 Everglade Ave. | \$3,050,000 | 4-Jun | UNKNOWN | UNKNOWN | PRIVATE SALE | 3,873 |
| 44 Coconut Row, 117B | \$2,975,000 | 4-Jun | CAPPY ABRAHAM <i>Palm Beach Residential Property</i> | UNKNOWN | 174 | 2,441 |
| 3100 S. Ocean Blvd., PH 605S | \$2,500,000 | 22-Jun | FERN FODIMAN <i>Sotheby's International Realty</i> | DANIELLE STERN <i>Champagne & Parisi Real Estate</i> | 493 | 5,960 |
| 340 S. Ocean Blvd., 1G | \$2,019,500 | 29-Jun | ANNE CARMICHAEL <i>Brown Harris Stevens</i> | ANNE CARMICHAEL <i>Brown Harris Stevens</i> | 109 | 2,465 |
| 100 Sunrise Ave., 213 | \$2,000,000 | 7-Jun | LINDA GARY <i>Linda A. Gary Real Estate</i> | ROBERT GOODNOUGH <i>Linda A. Gary Real Estate</i> | 146 | 1,780 |
| 100 Worth Ave., 417 | \$1,750,000 | 1-Jun | JAMES EDWARDS <i>Sotheby's International Realty</i> | UNKNOWN | 77 | 1,580 |
| 3000 S. Ocean Blvd., 402 | \$1,650,000 | 29-Jun | SCOTT GORDON <i>Scott Gordon Realty</i> | SCOTT GORDON <i>Scott Gordon Realty</i> | 75 | 2,273 |
| 150 Bradley Place, 401 | \$1,500,000 | 15-Jun | JOHN PANGBORN <i>The Corcoran Group</i> | UNKNOWN | 232 | 2,290 |
| 2000 S. Ocean Blvd., 505N | \$1,500,000 | 18-Jun | JOAN WENZEL <i>Douglas Elliman</i> | UNKNOWN | 490 | 2,816 |
| 100 Sunrise Ave., 421 | \$1,385,000 | 18-Jun | DANA KOCH <i>The Corcoran Group</i> | GARY POHRER <i>Douglas Elliman</i> | 188 | 1,665 |
| 170 N. Ocean Blvd., 506 | \$1,342,500 | 22-Jun | KAREN PRAYIAS <i>Sotheby's International Realty</i> | TONI LEE <i>The Corcoran Group</i> | 186 | 1,395 |
| 2660 S. Ocean Blvd., 505N | \$1,250,000 | 1-Jun | KATHRYN BADAL <i>Scott Gordon Realty</i> | SCOTT GORDON <i>Scott Gordon Realty</i> | 400 | 1,900 |
| 100 Worth Ave., 302 | \$1,150,000 | 8-Jun | JACQUELINE & ADAM ZIMMERMAN <i>Douglas Elliman</i> | SUZANNE FRISBIE <i>The Corcoran Group</i> | 102 | 1,588 |
| 173 Peruvian Ave., 4 | \$1,078,000 | 15-Jun | UNKNOWN | UNKNOWN | PRIVATE SALE | 1,064 |

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

| ADDRESS | LIST PRICE | LISTING DATE | LISTING AGENT/AGENCY | MLS NUMBER | YEAR BUILT | LIVING SQ. FT. |
|----------------------------|-------------|--------------|--|-------------|------------|----------------|
| 150 Bradley Place., 510 | \$4,300,000 | 1-Jun | BEBE PESENTI <i>Douglas Elliman</i> | 18-1156 | 1926 | 2,368 |
| 12 Sloans Curve Drive | \$3,900,000 | 4-Jun | MONIQUE MATHESON <i>Monique Matheson Properties</i> | RX-10436897 | 1981 | 4,413 |
| 151 Grace Trail, 50 | \$3,490,000 | 28-Jun | LAURA BALAS <i>RE/MAX Ocean Properties</i> | RX-10443440 | 1987 | 2,108 |
| 315 S. Lake Drive., 5C | \$3,000,000 | 25-Jun | RONNIE GARCIA / JENNIFER GARCIA <i>Waterfront Properties & Club Communities</i> | RX-10443570 | 1969 | 2,295 |
| 2275 S. Ocean Blvd., 301N | \$1,695,000 | 28-Jun | BURT MINKOFF / J. RICHARD ALLISON <i>Douglas Elliman / Q Properties</i> | RX-10443979 | 1974 | 1,868 |
| 200 Everglade Ave., D | \$1,639,000 | 5-Jun | LINDA OLSSON <i>Linda R. Olsson, Inc.</i> | RX-10437135 | 1978 | 1,961 |
| 150 Bradley Place, 502 | \$1,595,000 | 4-Jun | TARA PEARL <i>Palm Beach Real Estate</i> | RX-10437127 | 1926 | 1,495 |
| 129 Hammon Ave., 4 | \$1,290,000 | 26-Jun | LINDA OLSSON <i>Linda R. Olsson, Inc.</i> | RX-10443543 | 1974 | 1,094 |
| 2000 S. Ocean Blvd., 103S | \$1,200,000 | 8-Jun | GILBERT MESSING <i>Hall Real Estate</i> | 18-1205 | 1981 | 2,494 |
| 3120 S. Ocean Blvd., 1-301 | \$1,200,000 | 26-Jun | ALICE HODACH <i>Keller Williams Palm Beach Island</i> | RX-10442982 | 1984 | 2,570 |

LAND USE/CONSTRUCTION HIGHLIGHT

Weitz Company Pulls \$2.4M Permit For Breaker's Front Lawn Pavilions

3 June Projects Made Top 10 & Total Number Of Large Scale Projects Increased 28% For The Quarter

The largest permit of June was for a \$2.36 million Commercial Alteration permit issued to The Weitz Company for Landmark-approved service pavilions at the Breakers, designed by Peacock + Lewis Architects and Planners. The permit was one of three June permits that made the Top 10 of the last twelve months that also included an MP Design & Architecture designed, \$2.23 million New Residential Construction project for 221 Mockingbird Trail, and a Fernando Wong designed, \$1.8 million Residential Alteration for 330 Island Road. The permits were issued to Terrance Cudmore Builders and Hedrick Brothers Construction, consecutively. This last quarter, there were 69 permits pulled altogether for projects in the \$100 thousand-plus category, as compared to 96 during the same period of last year.

This last quarter, The Town heard 44 new Development Review Requests including 7 Site Plan Reviews as compared to 13 for the same period of last year. Per the June 13th meeting, the Town approved the Club of Florida's kitchen expansion, pool deck and locker room modifications, Iberia Bank's Town Serving Confirmation, and extended work hours for Testa's restaurant and the Breakers Golf Course.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

| ADDRESS | VALUE | Date | CONTRACTOR | ARCHITECT | TYPE |
|------------------|-------------|--------|-------------------|-----------------|-----------------------|
| 1 S. County Road | \$2,358,985 | 6/6/18 | The Weitz Company | Peacock + Lewis | Commercial Alteration |

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

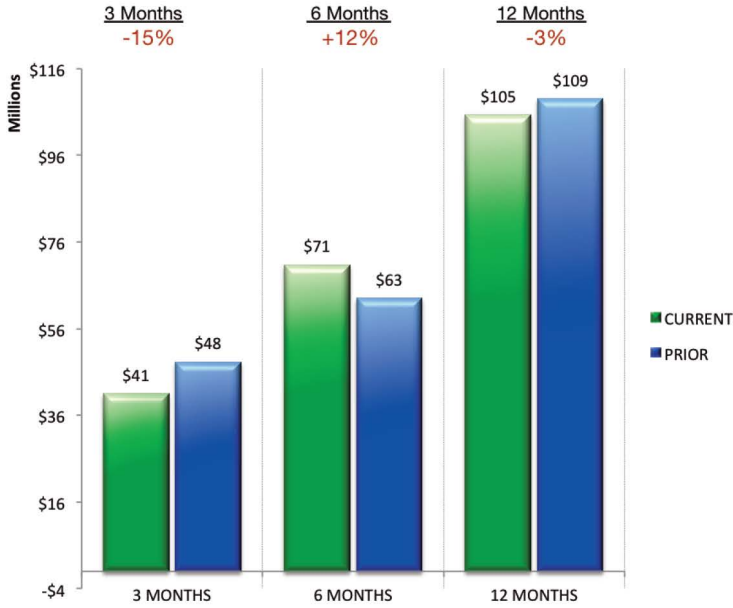
| ADDRESS | VALUE | MONTH/YEAR | CONTRACTOR | ARCHITECT | TYPE |
|-------------------------|-------------|------------|-----------------------------------|------------------------------|------------------------------|
| 101 El Brillo Way | \$6,348,358 | May-18 | Seaspray Group Of South FL | Portuondo 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 |
| 1 S. County Road | \$2,358,985 | Jun-18 | The Weitz Company | Peacock + Lewis | Commercial Alteration |
| 221 Mockingbird Trail | \$2,228,740 | Jun-18 | Terence Cudmore Builders | MP Design & Architecture | Residential 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 |
| 330 Island Road | \$1,827,500 | Jun-18 | Hedrick Brothers Construction | Fernando Wong | Residential Alteration |

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

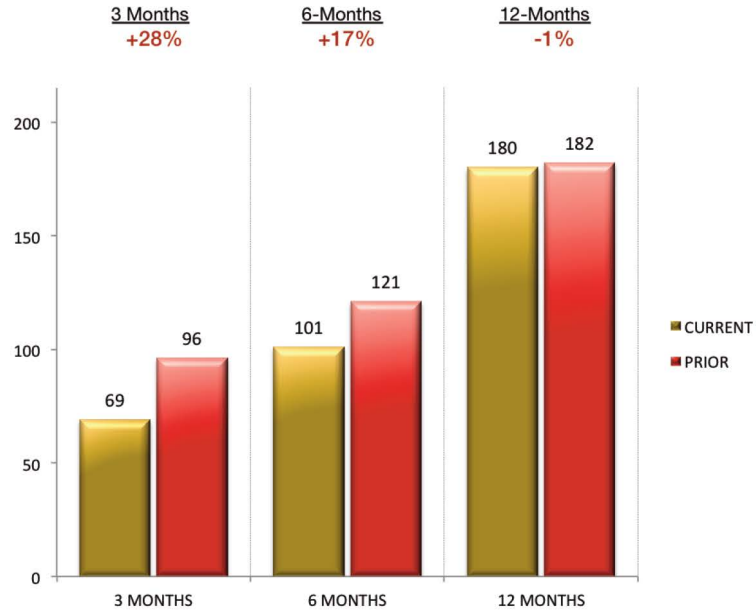
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

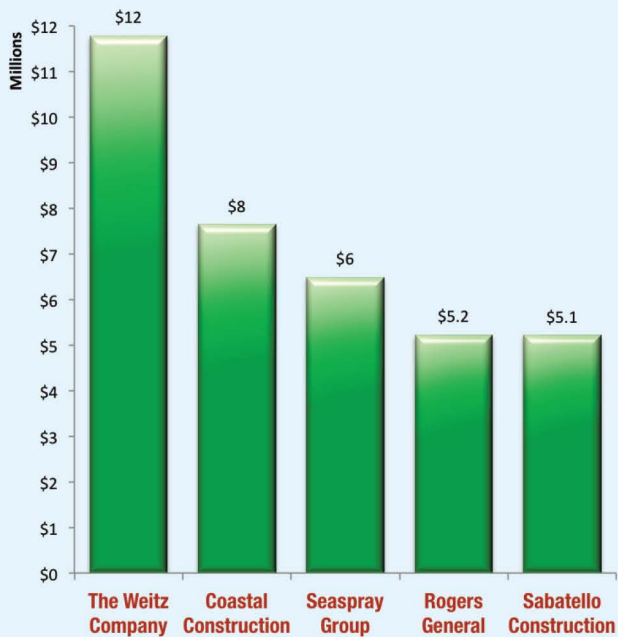
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



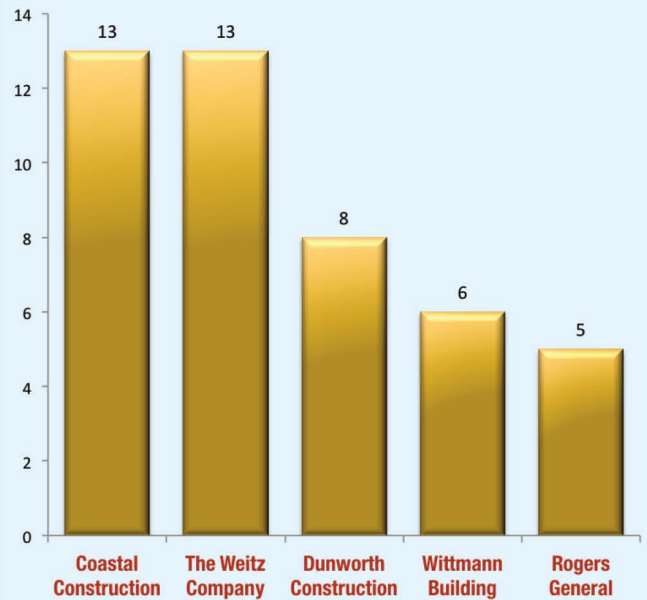
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS
BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS
BY NUMBER OF PROJECTS
LAST 12 MONTHS

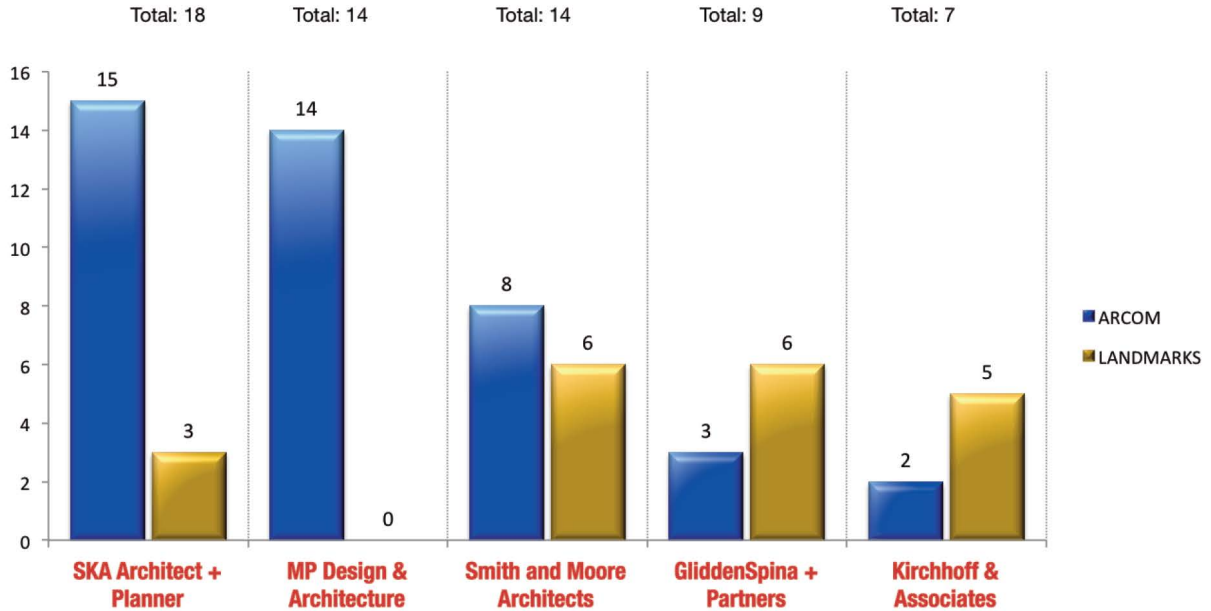


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

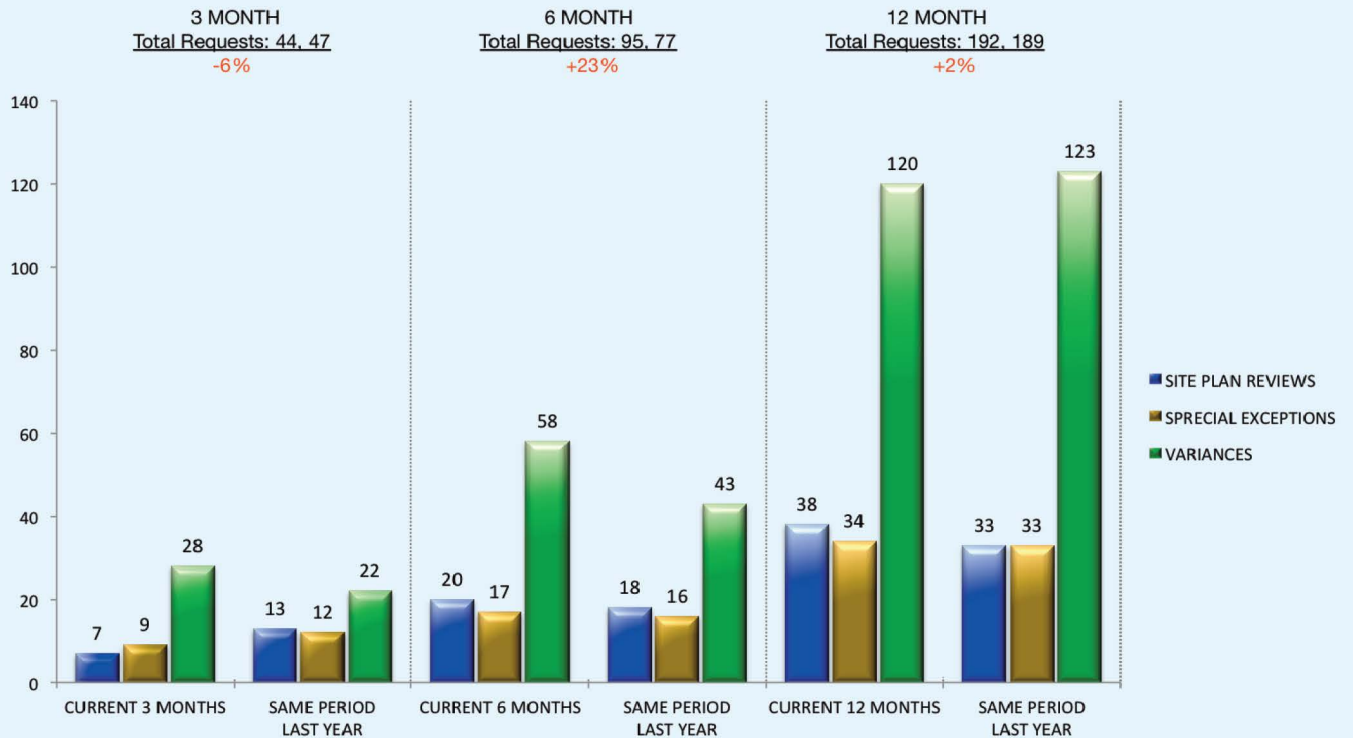
BUILDING & DEVELOPMENT APPLICATIONS

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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ONLINE RESOURCES

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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