

# RABIDEAU LAW BRIEF

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

AUGUST 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

### Spec Home On Billionaires Row Brings \$32M

Sotheby's Re-lists Newly Built Billionaires Row Mansion For \$61.5M

Dana and Paulette Koch of the Corcoran Group closed the priciest Single Family Home sale of July. The Georgian-style lakefront property on 'Billionaires Row' at 1340 S. Ocean Boulevard brought \$32.5 million. Situated just south of Mar-a-Lago, the new estate was built on speculation in 2016 and was listed by Lawrence Moens of Lawrence A. Moens Associates. Mr. Moens also listed the second highest sale of July which was also closed by Dana and Paulette Koch of the Corcoran Group, a nearby vacant lot at 1350 S. Ocean Boulevard which brought \$20.27 million. The 1340 S. Ocean Boulevard sale also made the Top 10 Single Family Home/Residential Sales of the last 12 months.

Another spec home on 'Billionaires Row' topped July's listings and is the third highest Single Family Home listing of the last 12 months. The three-level mansion at 1900 S. Ocean Boulevard was finished in January and has entered the market twice with a price tag of \$61.5 million. John Dewing and Morgan Atkins of Sotheby's International Realty listed the new ocean-to-lake estate on March 15th, and again on July 2nd. The only two properties marked higher in the last 12 months were 1744 S. Ocean Boulevard, priced at \$69.9 million last November, and 1500 S. Ocean Boulevard, priced at \$95 million last January.

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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.
1340 S. Ocean Blvd.	\$32,495,925	7/12/18	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>DANA KOCH / PAULETTE KOCH</b> <i>The Corcoran Group</i>	PRIVATE SALE	14,434

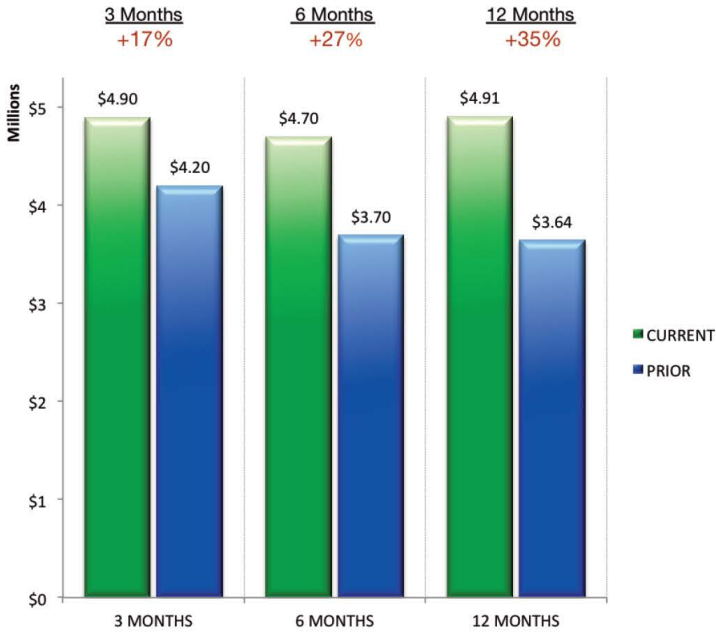
### TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

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	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	983	15,398
1473 N. Ocean Blvd.	\$39,376,200	Mar-18	<b>CRISTINA 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
1340 S. Ocean Blvd.	\$32,495,925	Jul-18	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>DANA KOCH / PAULETTE KOCH</b> <i>The Corcoran Group</i>	PRIVATE SALE	14,434
901 N. Ocean Blvd.	\$29,140,000	Nov-17	<b>JAMES MCCANN</b> <i>The Corcoran Group</i>	UNKNOWN	241	11,491
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
1616 S. Ocean Blvd.	\$22,430,000	May-18	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>GREGORY WEADOCK / CAROLE HOGAN</b> <i>Brown Harris Stevens</i>	27	15,171
726 HI Mount Road	\$22,250,000	Jan-18	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	UNKNOWN	112	7,023
1460 N. Lake Way	\$21,355,000	Apr-18	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens</i>	600	9,864

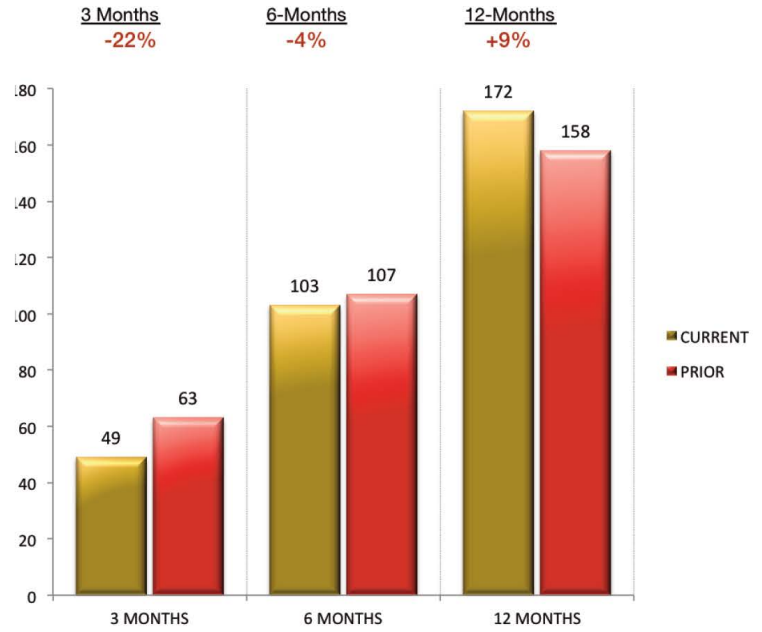
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

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



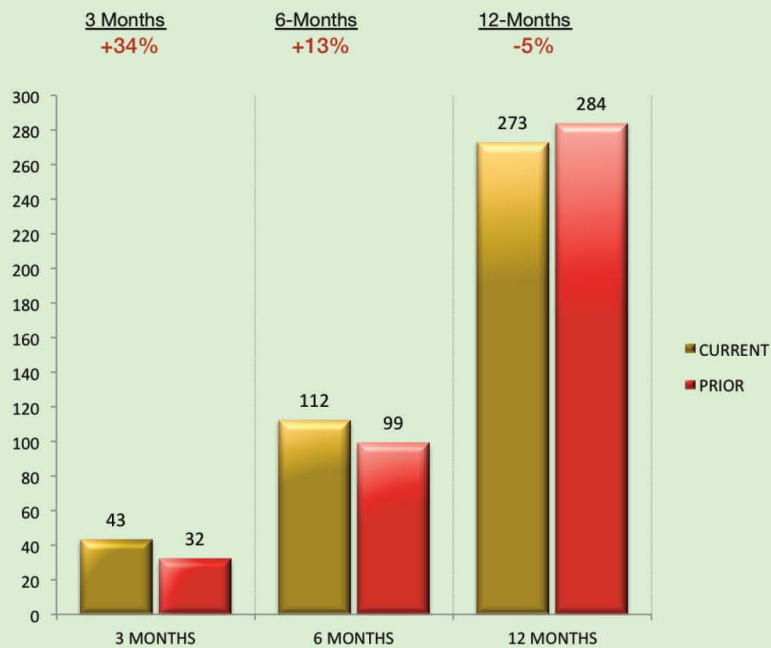
**TOTAL HOMES SOLD\***  
CURRENT YEAR VS PRIOR YEAR



**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 — JULY 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1340 S. Ocean Blvd.	\$32,495,925	12-Jul	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	14,434
1350 S. Ocean Blvd.	\$20,274,500	3-Jul	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	2,092
309 Dunbar Road	\$9,800,000	9-Jul	HEIDI WICKY / ELIZABETH SORREL <i>Sotheby's International Realty</i>	JAMES MCCANN <i>Premier Estate Properties</i>	66	5,853
209 Via Tortuga	\$7,050,000	13-Jul	JAMES MCCANN <i>Premier Estate Properties</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	60	4,558
977 S. Ocean Blvd.	\$7,000,000	25-Jul	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	WAHKUNA VEGA-FERRELL <i>Earl Hollis Inc.</i>	145	3,592
305 Maddock Way	\$7,000,000	23-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	5,736
160 Woodbridge Road	\$4,896,347	9-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	8,343
255 Emerald Lane	\$4,500,000	18-Jul	LINDA GARY <i>Linda A. Gary Real Estate</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	117	4,440
750 S. County Road	\$4,230,000	31-Jul	JAMES MCCANN <i>Premier Estate Properties</i>	KEVIN LEONARD <i>Illustrated Properties</i>	15	3,389
244 Nightingale Trail	\$3,100,000	10-Jul	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	171	3,644
207 Pendleton Ave.	\$3,050,000	31-Jul	CRISTA RYAN <i>Tina Fanjul Associates, Inc.</i>	ELIZABETH SORREL <i>Sotheby's International Realty</i>	312	4,385
1585 N. Lake Way	\$2,700,000	25-Jul	DANA KOCH / JAMES PEFANIS <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	148	2,027
224 Mediterranean Road	\$1,962,500	12-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	PATRICIA MAHANEY <i>Sotheby's International Realty</i>	267	2,311
720 S. Ocean Blvd.	\$1,300,000	6-Jul	UNKNOWN	UNKNOWN	PRIVATE SALE	10,014

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
1900 S. Ocean Blvd.	\$61,500,000	2-Jul	JOHN DEWING / MORGAN ATKINS <i>Sotheby's International Realty</i>	RX-10444576	2017	21,305
916 S. Ocean Blvd.	\$23,995,000	20-Jul	CAROL SOLLAK <i>Engel &amp; Volkers Wellington</i>	RX-10450145	N/A	LOT
130 Banyan Road	\$15,950,000	30-Jul	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10452058	1926	9,653
117 El Mirasol	\$7,800,000	31-Jul	JOSEPH SCHEERER <i>Douglas Elliman</i>	RX-10451907	1970	3,870
225 Mockingbird Trail	\$7,195,000	20-Jul	LEANNA FRUIN <i>Engel &amp; Volkers</i>	RX-10449542	2001	4,199
444 Brazilian Ave.	\$5,900,000	11-Jul	TOD PETER <i>Sotheby's International Realty</i>	RX-10446762	1999	4,111
113 Kings Road	\$4,950,000	18-Jul	GUY CLARK <i>Douglas Elliman</i>	RX-10445593	1951	3,575
230 Chilean Ave.	\$4,599,000	13-Jul	KIM CELEDINAS <i>Illustrated Properties</i>	RX-10447490	1925	2,552
421 Chilean Ave.	\$4,495,000	27-Jul	SABRA KIRKPATRICK / LAUREN GREAVES <i>Brown Harris Stevens</i>	RX-10451040	1984	4,086
110 Hammon Ave.	\$4,449,000	16-Jul	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	RX-10449330	1999	4,967
207 Bahama Lane	\$3,995,000	2-Jul	ROSALIND CLARKE <i>The Corcoran Group</i>	RX-10444499	1954	3,513
323 Arabian Road	\$3,495,000	9-Jul	JANE SCOTT / JOEL SCOTT <i>Sotheby's International Realty</i>	RX-10446355	1939	3,246
143 Reef Road	\$3,450,000	27-Jul	PETER BURT <i>Douglas Elliman</i>	RX-10451223	1951	1,904
274 Orange Grove Road	\$3,100,000	9-Jul	GARY POHRER <i>Douglas Elliman</i>	RX-10446548	1940	2,671
400 Seabreeze Ave.	\$2,161,250	23-Jul	KELLY ROSSOW <i>Allison James Estates &amp; Homes</i>	RX-10449961	1935	1,576

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

### 2100 S. Ocean Apartment Brings \$3M

#### Median Decrease of 10% For \$1M-Plus Condo Sales

Dana Koch of The Corcoran Group listed the largest Condo/Co-op/Townhouse sale of the month while Scott Gordon of Scott Gordon Realty Associates represented the buyer. A newly renovated three-bedroom unit on Sloan's Curve with spectacular 6th-floor water views, Apartment 605N at 2100. South Ocean Boulevard, and its accompanying Cabana brought \$2.85 million. The transaction was one of just six sales in the \$1 million-plus category in July. The median selling price for units in this category decreased by 10% as compared to the previous year which was \$1.7 million in 2017 and currently is \$1.54 million. There were 44 units sold in this category during the last three months as compared to 45 during the same period of last last year.

The highest priced condominium of the eight listed in July entered the market at \$2.6 million. Monique Matheson of Monique Matheson Properties listed the Winthrop House apartment, Unit 708 at 100 Worth Avenue. The median listing price for \$1 million-plus Condos/Co-ops/Townhouses during May through July was \$1.67 million as compared to \$1.75 million for the same period last year, a decrease of 5%.

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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.
2100 S. Ocean Blvd., 605N	\$2,850,000	7/18/18	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Scott Gordon Realty Associates</i>	117	3,136

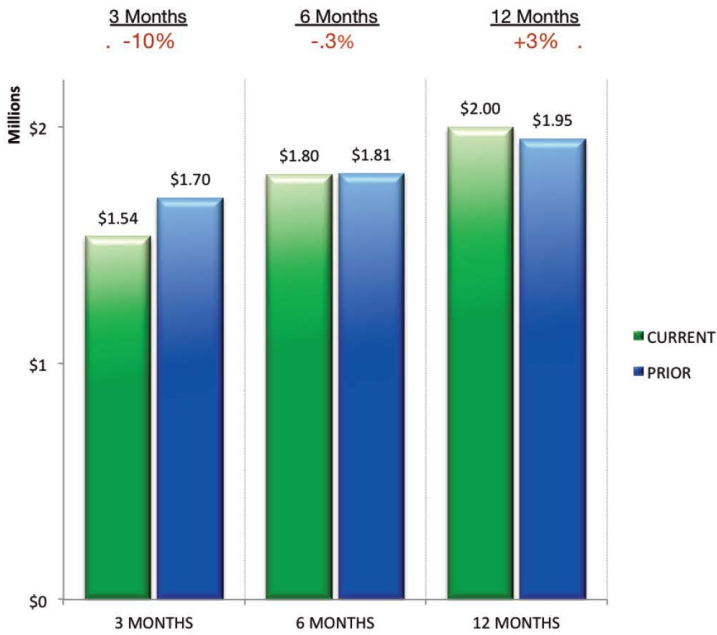
### TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

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

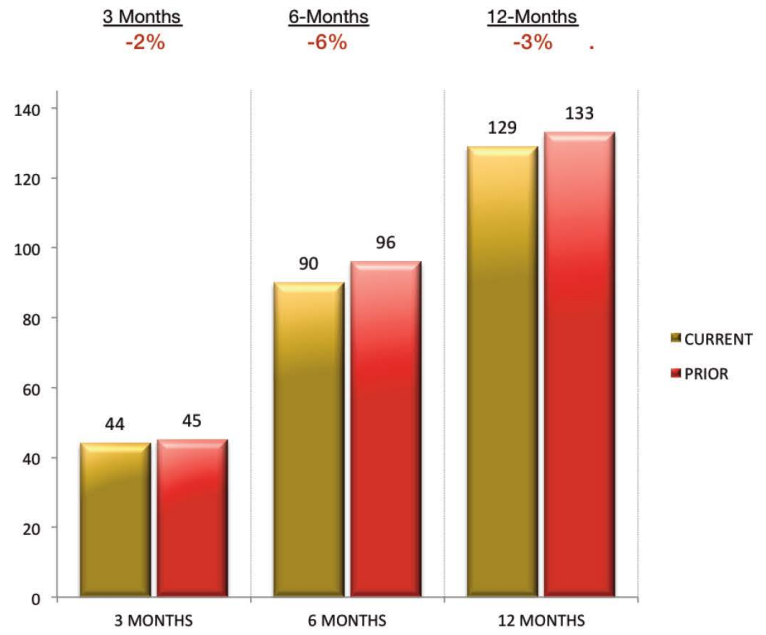
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

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



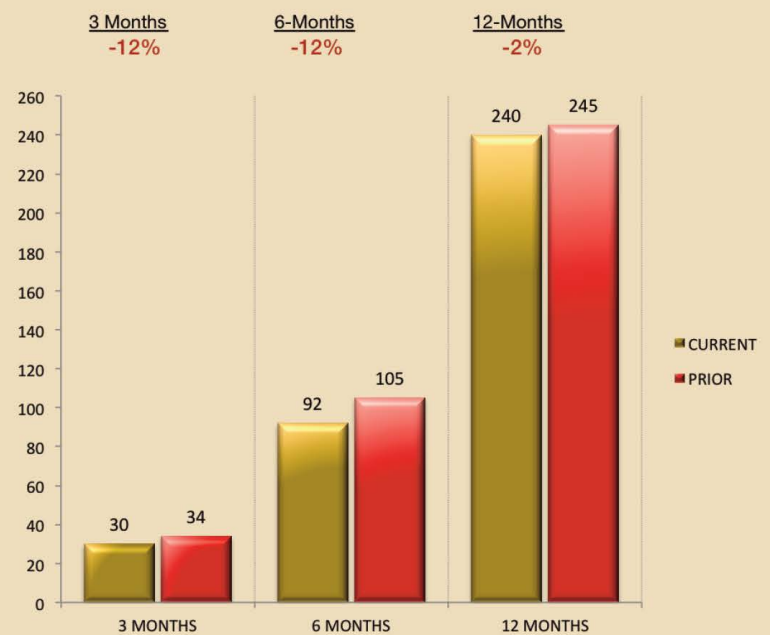
**TOTAL CONDOS SOLD\***  
CURRENT YEAR VS PRIOR YEAR



**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 — JULY 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2100 S. Ocean Blvd., 605N	\$2,850,000	18-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>SCOTT GORDON</b> <i>Scott Gordon Realty Associates</i>	117	3,136
2660 S. Ocean Blvd., 603S	\$2,070,000	10-Jul	<b>STEVEN PRESSON / FREDERICK MORAN</b> <i>The Corcoran Group</i>	<b>GLORIA MORE</b> <i>Douglas Elliman</i>	144	2,606
100 Worth Ave., PH11	\$1,775,500	3-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	223	1,590
100 Worth Ave., 611	\$1,675,000	31-Jul	<b>HEIDI COLE</b> <i>Waterfront Properties &amp; Club Communities</i>	<b>TONI HOLLIS</b> <i>Waterfront Properties &amp; Club Communities</i>	207	1,590
44 Coconut Row, 512B	\$1,575,000	11-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	1,215
2500 S. Ocean Blvd., 2A5	\$1,300,000	24-Jul	<b>DENISE SEGRAVES</b> <i>Sotheby's International Realty</i>	<b>HARVEY MILLSTEIN</b> <i>Illustrated Properties</i>	174	2,590

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
100 Worth Ave., 708	\$2,550,000	1-Jul	<b>MONIQUE MATHESON</b> <i>Monique Matheson Properties</i>	RX-10445258	1970	1,602
3000 S. Ocean Blvd., 301	\$2,495,000	11-Jul	<b>GAIL COHEN</b> <i>Brown Harris Stevens</i>	RX-10446812	2006	3,064
150 Bradley Place, 213	\$2,450,000	30-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	RX-10452990	1926	1,815
3170 S. Ocean Blvd., S403	\$1,995,000	16-Jul	<b>JOAN MESSING / GLORIA RODRIGUEZ</b> <i>Douglas Elliman</i>	RX-10448181	1985	3,450
2600 S. Ocean Blvd., 102	\$1,425,000	5-Jul	<b>JOAN MESSING / GARY GOODWIN</b> <i>Douglas Elliman</i>	RX-10445637	1977	1,976
350 S Ocean Blvd., 201	\$1,200,000	16-Jul	<b>TONI HOLLIS / GLORIA MORE</b> <i>Douglas Elliman</i>	RX-10449231	1975	1,600
2275 S. Ocean Blvd., 204A	\$1,100,000	5-Jul	<b>GARY LITTLE / AARON WARREN</b> <i>Sotheby's International Realty</i>	RX-10445351	1974	1,884
226 Brazilian Ave., 1B	\$1,040,000	11-Jul	<b>BROOKE MURPHY</b> <i>Worth Realty</i>	RX-10446968	1968	1,317



## LAND USE/CONSTRUCTION HIGHLIGHT

### \$7.5M In Permits Allow Palm Beach Rec Center Project To Commence

#### \$14M Permit Pulled For New 26K Square Foot French-style Home At 615 N. County Road

Hedrick Brothers Construction and Electrical Consulting Services were issued permits whose valuation totaled \$7.47 million to commence work on the redesigned Palm Beach Rec Center. The Architectural Commission (ARCOM) gave Stephen Bonuff, AIA Architects + Planners, Inc. its approval on July 17th for a final Minor modification of their blueprint, specifically, stucco in lieu of cast stone at the main building and tennis pavilion. The permit with the highest valuation in July went to Davis General Contracting for construction of a new 25,500 squarefoot residence, a French-style home designed by Smith Architectural Group, Inc. at 615 N. County Road.

ARCOM heard a record number of New Major Project applications for Certificates of Appropriateness in July. There were 17 altogether, the most per month of the last 12 months, and second only to the month of July in 2016 of the last 36 months when 18 were heard.

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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\*

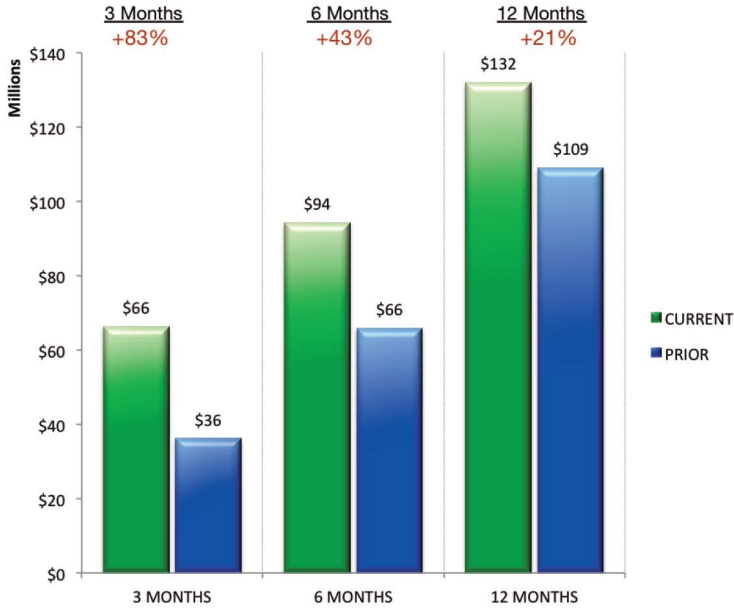
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
101 El Brillo Way	\$6,348,358	May-18	Seaspray Group Of South FL	Portuondo Perotti Architects	Residential New Addition
8 S. Lake Trail	\$4,500,000	Jan-18	Rogers General Contracting	Smith & Moore Architects	Residential New Construction
1020 S. Ocean Blvd.	\$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

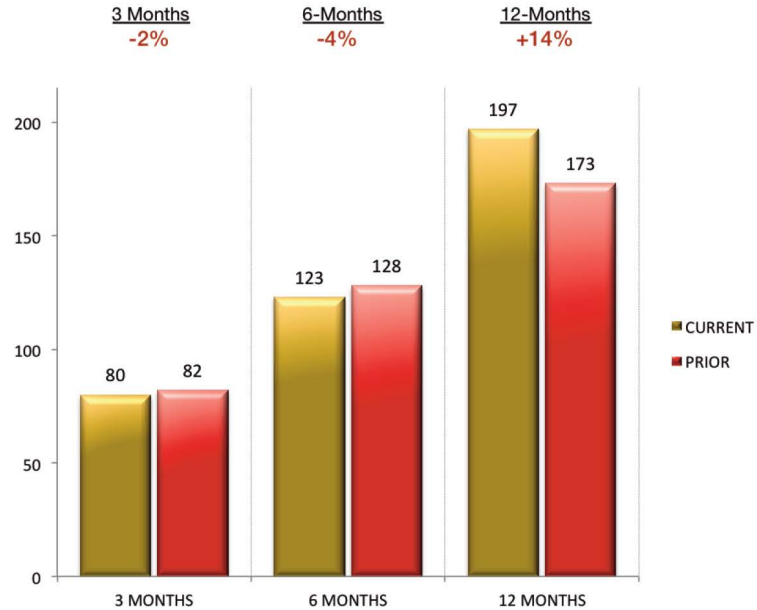
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100,000-PLUS BUILDING PERMITS

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



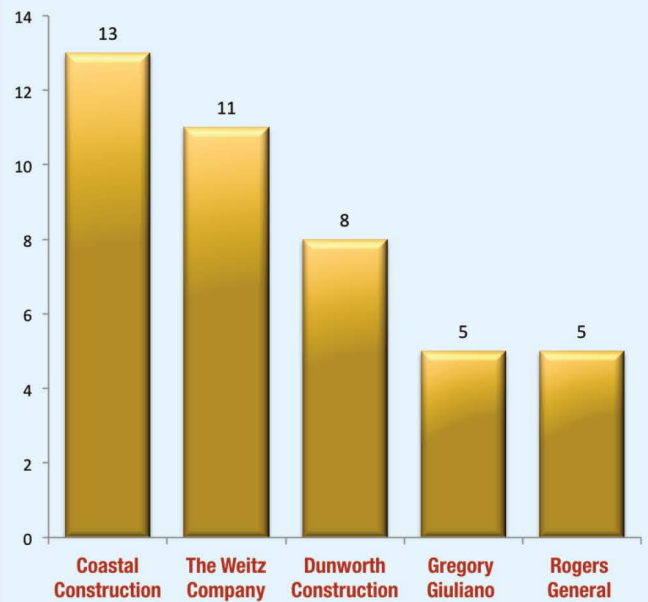
**TOTAL NUMBER OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



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



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

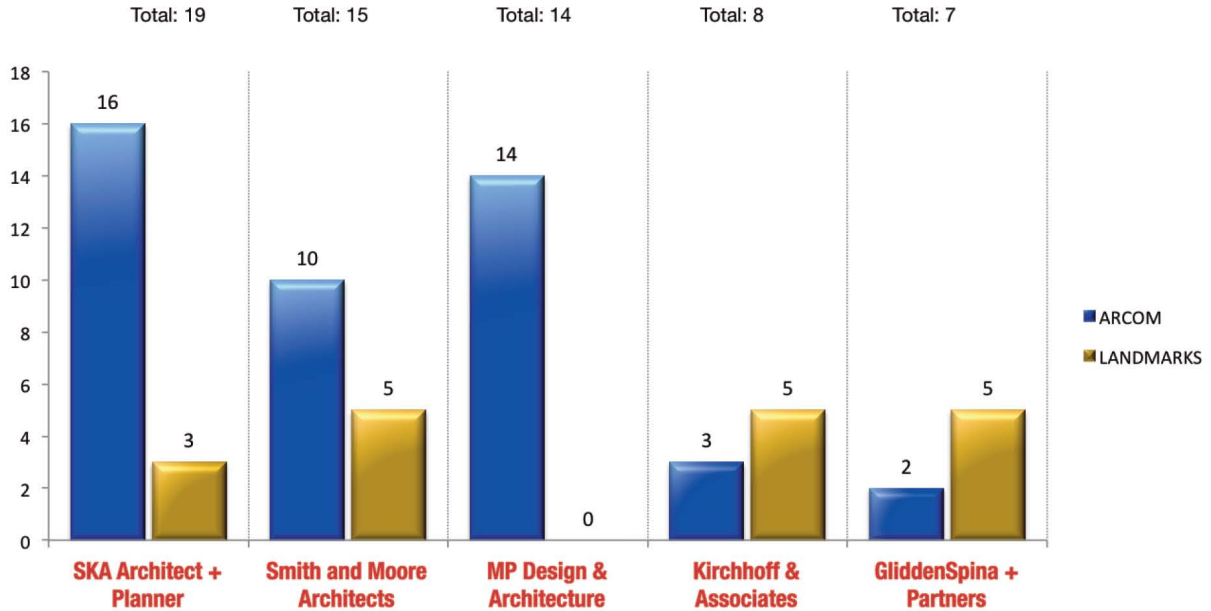


\*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

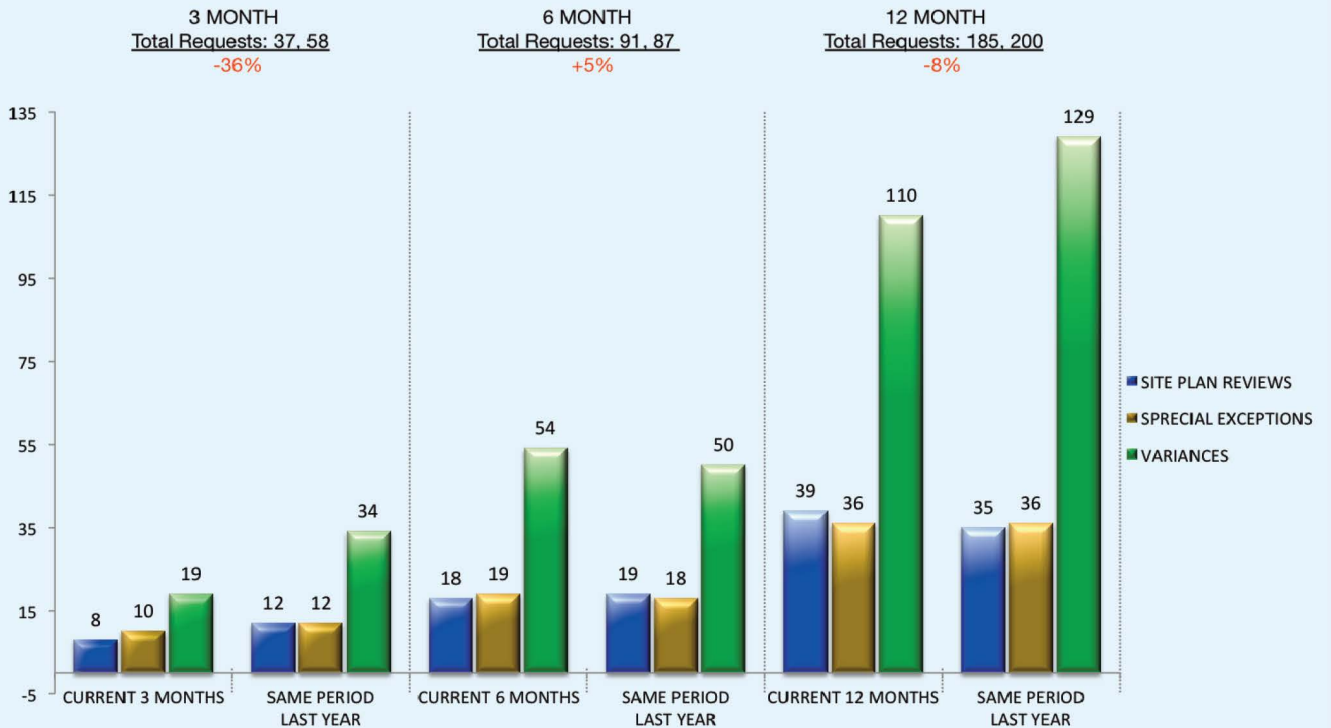
# BUILDING & DEVELOPMENT APPLICATIONS

## 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/](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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