

RABIDEAU LAW BRIEF

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

NOVEMBER 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

Robert Frisbie Sr. Of The Frisbie Group Sells Residence For \$29M

Palatial Grande Villa In The Estate Section Enters Market At \$24M

October's top sale brought \$28.63 million and made the Top 10 of the year. The newly developed estate at the northern tip of Palm Beach has 9,071 square feet of living space and beach property, and was the home of Robert Frisbie Sr., principal of the The Frisbie Group. The sale of 219 Indian Road was represented on both sides in a private transaction by Suzanne Frisbie, agent of The Corcoran Group and principal of the Frisbie Group.

Of the 13 new-to-the-market properties in the \$10 million-plus range presented in October, the top listing was brought to market by James McCann of Premier Estate Properties. The palatial Grande Villa at 151 Via Bellaria, situated in the midst of the Estate Section, has an asking price of \$24 million. Another notable listing, presented by Christian Angle of Christian Angle Real Estate, was an in-town beach house re-designed by Marc-Micheals Interior Designs at 113 Clark Avenue with an asking price of \$11.95 million. The median listing price during the last three months for single family homes in the \$1 million-plus category has increased 11% as compared to the same period during the previous year.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
219 Indian Road	\$28,633,213	1-Oct	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	PRIVATE SALE	9,071

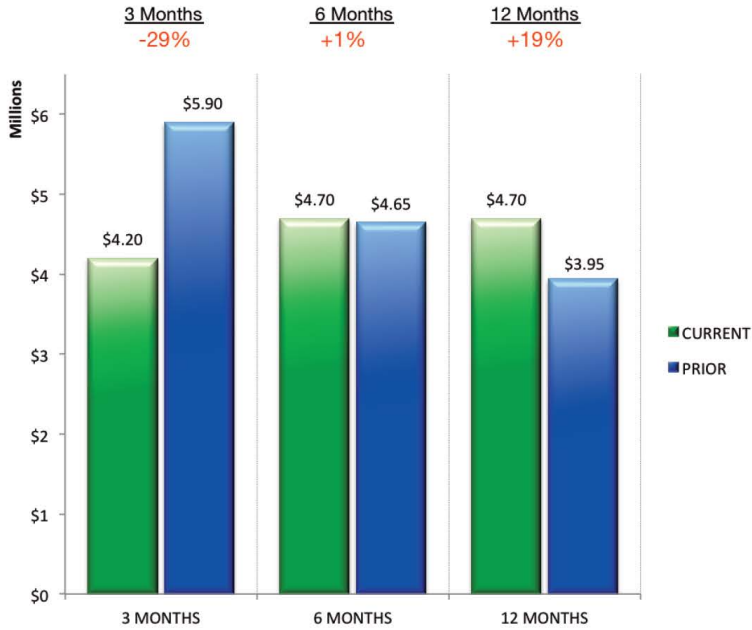
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SALE 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 <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	983	15,398
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	JIM MCCANN <i>The Corcoran Group</i>	AUSTIN MCGURK <i>Brown Harris Stevens</i>	201	20,875
1340 S. Ocean Blvd.	\$32,495,925	Jul-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	14,434
901 N. Ocean Blvd.	\$29,140,000	Nov-17	JIM MCCANN <i>The Corcoran Group</i>	UNKNOWN	241	11,491
219 Indian Road	\$28,633,213	Oct-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	PRIVATE SALE	9,071
1480 N. Lake Way	\$26,650,000	Sep-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	13,241
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	404	8,767
1460 N. Lake Way	\$21,355,000	Apr-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	ASHLEY COPELAND <i>Brown Harris Stevens</i>	594	9,864

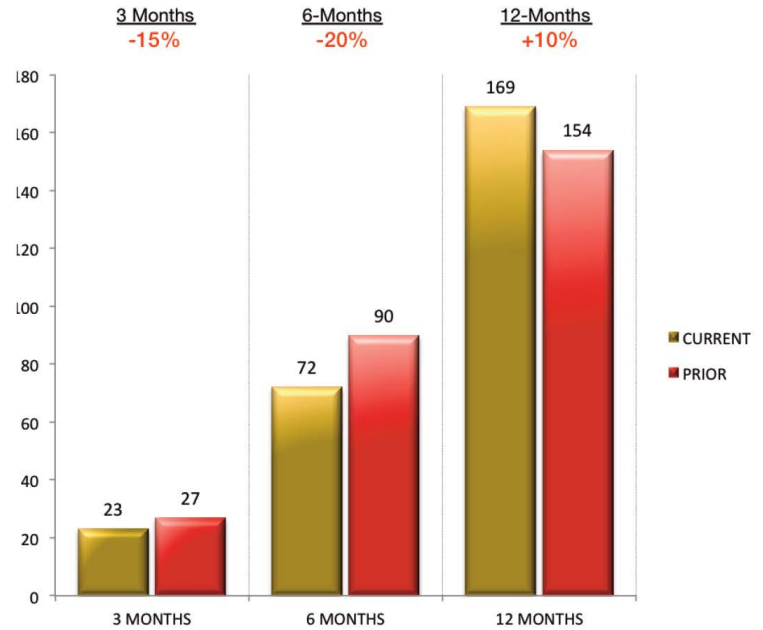
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



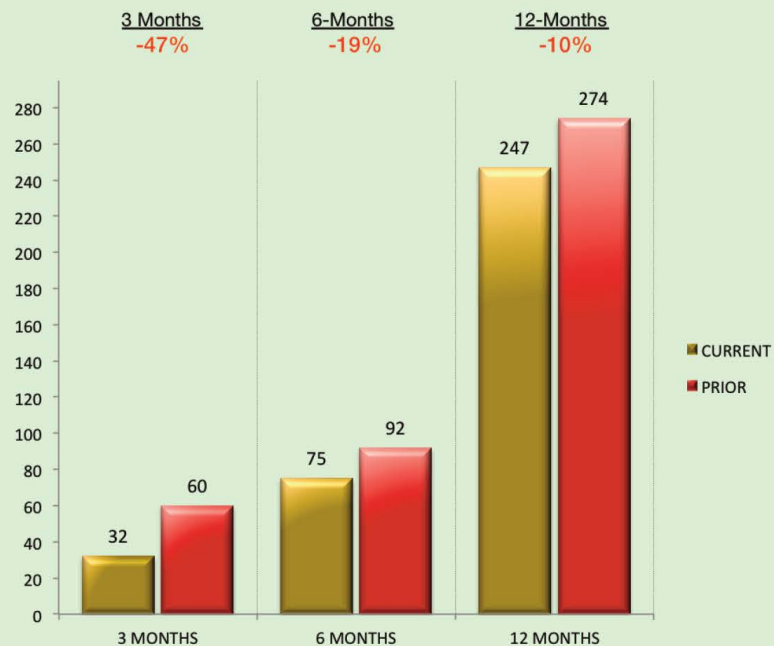
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



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 — OCTOBER 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
219 Indian Road	\$28,633,213	1-Oct	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	PRIVATE SALE	9,071
111 Atlantic Ave.	\$9,000,000	1-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	3,801
1404 N. Lake Way	\$8,900,000	26-Oct	SUZANNE FRISBIE <i>The Corcoran Group</i>	CHRIS DEITZ <i>The Fite Group</i>	203	3,907
416 Brazilian Ave.	\$8,515,000	29-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	56	6,758
113 Kings Road	\$4,900,000	22-Oct	GUY CLARK <i>Douglas Elliman</i>	HAROLD PAULL <i>Brown Harris Stevens</i>	111	3,575
244 Fairview Road	\$2,300,000	29-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	64	2,182

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
151 Via Bellaria	\$24,000,000	24-Oct	JIM MCCANN <i>Premier Estate Properties</i>	RX-10475335	1971	13,886
113 Clarke Ave.	\$11,950,000	13-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10473451	1925	6,278
325 Chilean Ave.	\$9,250,000	16-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10474177	1925	7,364
225 Seabreeze Ave.	\$8,900,000	12-Oct	TINA LANE <i>Waterfront Properties & Club Communities</i>	RX-10473077	2008	5,610
150 El Vedado Road	\$8,750,000	26-Oct	CRIS CONDON <i>Sotheby's International Realty</i>	RX-10476013	1986	5,100
341 Garden Road	\$7,795,000	1-Oct	GARY POHRER <i>Douglas Elliman</i>	RX-10468362	2004	4,991
234 Ocean Terrace	\$6,900,000	30-Oct	DANA KOCH <i>The Corcoran Group</i>	RX-10477415	2015	3,844
170 Everglade Ave.	\$6,250,000	22-Oct	DANA KOCH <i>The Corcoran Group</i>	RX-10475219	1972	3,229
232 Angler Ave.	\$4,880,000	29-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10476749	1950	3,328
245 Barton Ave.	\$4,450,000	24-Oct	STEPHEN HALL <i>Hall Real Estate</i>	RX-10475242	1952	3,636
328 Australian Ave.	\$4,200,000	18-Oct	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	RX-10473574	1925	3,420
210 Miraflores Drive	\$3,150,000	15-Oct	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10473946	2017	4,459
1464 N. Ocean Blvd.	\$2,095,000	18-Oct	MATTHIAS FRETZ <i>Douglas Elliman</i>	RX-10473776	1955	1,859

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

October Condo Market Flush With 27 New \$1M-plus Listings

Five Luxury Units Entered Market At \$4M-plus

Although the October market was typically light, with only four sales in the Condo/Co-op/Townhouse \$1 million-plus category, new listings made a strong showing with 27 altogether. The price points ranged from \$1.15 to \$4.75 million and the largest contributors were the Sotheby's International Realty and Douglas Elliman agencies, each presenting 5 properties. The top three listings were Unit 4B at 425 Worth Avenue presented by Linda Olssen of Linda R. Olssen; Unit 712 at 150 Bradley Place presented by Jeffrey Cloninger of Sotheby's International Realty; and Unit 502 at 100 Sunrise Avenue presented by Fern Fodiman of Sotheby's International Realty. The condominiums were priced at \$4.75 million, \$4.72 million, and \$4.50 million, respectively. Additionally, Linda Olssen listed Unit 404N at 3000 South Ocean Boulevard for \$4.30 million and Stephen McPartlin of Linda A. Gary Real Estate listed Unit 1C at 330 South Ocean Boulevard for \$4.25 million.

During the last three months the number of \$1 million-plus condominiums listed remained similar to the previous year at 50 for this year and 49 for last year, while the median listing price for those units averaged \$2.10 million for this year and \$1.85 million for last year, an increase of 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.
400 S. Ocean Blvd., 108E	\$2,575,000	12-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	1,722

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
403 Brazilian Ave.	\$7,228,000	Nov-17	UNKNOWN	UNKNOWN	PRIVATE SALE	5,522
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
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
120 Sunset Ave., 4C	\$6,400,000	May-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,084
101 Sunrise Ave., 311	\$5,850,001	May-18	FERN FODIMAN <i>Sotheby's International Realty</i>	SIMON ISAACS <i>Property Matters</i>	36	2,025
150 Bradley Place, 115	\$5,400,000	May-18	SHIRLEY WYNER <i>The Fite Group</i>	MADISON COLLUM <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

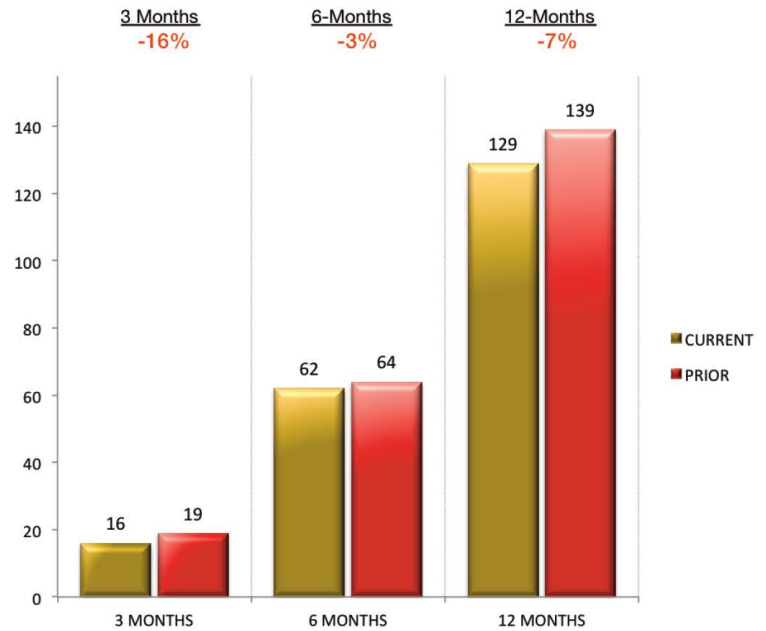
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



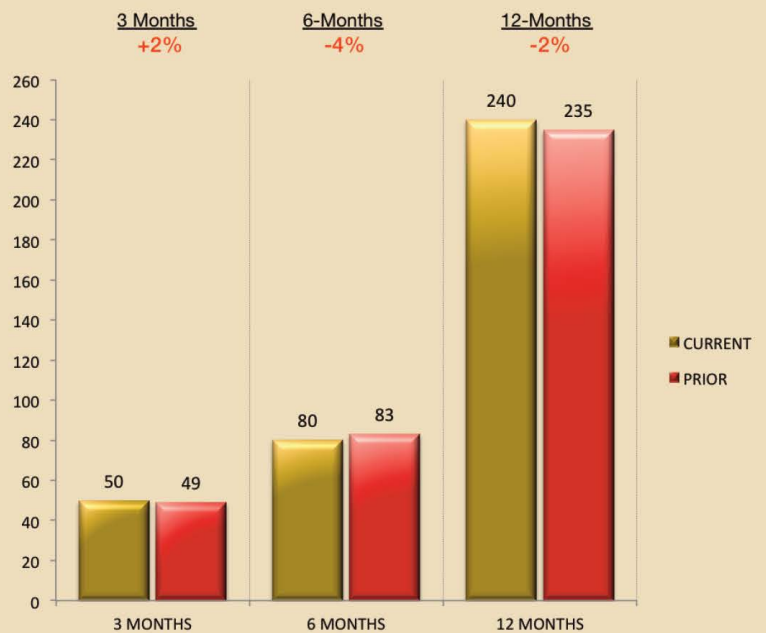
TOTAL CONDOS SOLD*
CURRENT YEAR VS PRIOR YEAR



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 — OCTOBER 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
400 S. Ocean Blvd., 108E	\$2,575,000	18-Sep	UNKNOWN	UNKNOWN	PRIVATE SALE	1,722
3100 S. Ocean Blvd., 603S	\$1,700,000	28-Sep	FERN FODIMAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	255	3,238
170 N. Ocean Blvd., Ph-702	\$1,349,000	28-Sep	ROSALIND CLARK <i>The Corcoran Group</i>	CRISTA RYAN <i>Tina Fanjul Associates</i>	221	1,780
2500 S. Ocean Blvd., 2D2	\$1,325,000	4-Sep	DANA KOCH <i>The Corcoran Group</i>	CRISTA RYAN <i>The Corcoran Group</i>	268	2,590

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

ADDRESS	SOLD PRICE	SELLING DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
425 Worth Ave., 4B	\$4,750,000	30-Oct	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10476873	1971	2,762
150 Bradley Place, 712	\$4,720,000	3-Oct	JEFFREY CLONINGER , <i>Sotheby's International Realty.</i>	RX-10470028	1926	1,815
100 Sunrise Ave., 502	\$4,495,000	26-Oct	FERN FODIMAN , <i>Sotheby's International Realty.</i>	RX-10476085	1977	1,680
3000 S Ocean Blvd., 404N	\$4,299,000	17-Oct	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10473444	2006	3,808
330 S. Ocean Blvd., 1C	\$4,250,000	22-Oct	STEPHEN MCPARTLIN , <i>Linda A. Gary Real Estate</i>	RX-10474786	1977	2,406
100 Royal Palm Way, E2	\$3,600,000	1-Oct	DANA KOCH , <i>The Corcoran Group</i>	RX-10468798	1969	2,097
150 Bradley Place, 510	\$3,550,000	22-Oct	BERNICE PRESENTI , <i>Douglas Elliman</i>	RX-10476072	1926	2,368
100 Royal Palm Way., F2	\$3,495,000	16-Oct	SHELLY NEWMAN , <i>The Fite Group</i>	RX-10473240	1969	2,123
300 S. Ocean Blvd., 1C	\$3,250,000	1-Oct	ROBERT GOODNOUGH , <i>Linda A. Gary Real Estate</i>	RX-10468373	1965	2,101
300 S. Ocean Blvd., 1A	\$3,250,000	31-Oct	SHELLY NEWMAN , <i>The Fite Group</i>	RX-10476963	1965	2,346
2500 S. Ocean Blvd., 2C1	\$3,195,000	1-Oct	SCOTT GORDON , <i>Scott Gordon Realty</i>	RX-10468390	1983	2,590
2000 S. Ocean Blvd., 106S	\$2,395,000	2-Oct	FERN FODIMAN , <i>Sotheby's International Realty</i>	RX-10468911	1981	3,280
44 Coconut Row, 513B	\$2,297,500	9-Oct	CAPPY ABRAHAM , <i>Palm Beach Residential Properties</i>	RX-10470844	1956	1,215
3170 S. Ocean Blvd., 402N	\$2,295,000	1-Oct	SCOTT GORDON , <i>Scott Gordon Realty</i>	RX-10469196	1985	2,950
100 Sunrise Ave., 414	\$2,149,000	26-Oct	FERN FODIMAN , <i>Sotheby's International Realty</i>	RX-10476083	1977	1,673
330 S. Ocean Blvd., E2	\$2,100,000	2-Oct	BETSY HALL , <i>Hall Real Estate</i>	RX-10468706	1977	1,996
330 S. Ocean Blvd., B4	\$2,100,000	12-Oct	BEAU BERRY , <i>Illustrated Properties</i>	RX-10471894	1977	1,996
3100 S. Ocean Blvd., 404N	\$1,995,000	26-Oct	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10476594	1985	2,244
2660 S. Ocean Blvd., 702S	\$1,849,000	16-Oct	HELENE SIDEL , <i>Tina Fanjul Associates</i>	RX-10473128	1979	1,900
170 N. Ocean Blvd., 703	\$1,780,000	19-Oct	JOAN GUBITOSI , <i>Mizner Grande Realty</i>	RX-10473894	1968	1,780
100 Sunrise Ave., 309E	\$1,695,000	8-Oct	FERN FODIMAN , <i>Sotheby's International Realty</i>	RX-10470669	1977	1,580
3440 S. Ocean Blvd., 603N	\$1,575,000	12-Oct	GUY CLARK , <i>Douglas Elliman</i>	RX-10472091	1980	2,131
2600 S. Ocean Blvd., 305N	\$1,495,000	30-Oct	GARY GOODWIN / JOAN MESSING , <i>Douglas Elliman</i>	RX-10476872	1977	2,785
100 Worth Ave., 401	\$1,350,000	8-Oct	TRINA LANE , <i>Waterfront Properties & Club Communities</i>	RX-10472004	1970	1,624
2660 S. Ocean Blvd., 102S	\$1,299,000	15-Oct	SCOTT GORDON , <i>Scott Gordon Realty</i>	RX-10472577	1979	1,900
2600 S. Ocean Blvd., 405N	\$1,295,000	24-Oct	JOAN MESSING / GARY GOODWIN , <i>Douglas Elliman</i>	RX-10475740	1977	1,670
3440 S. Ocean Blvd., 204N	\$1,150,000	1-Oct	CARA MCCLURE / LISA WILKINSON , <i>Douglas Elliman</i>	RX-10468466	1980	2,078

LAND USE/CONSTRUCTION HIGHLIGHT

Two New Million-dollar SKA Architect + Planner Designs To Begin Construction

Hedrick Brothers And Davis General Construction Pull \$33M In Projects During Last 3 Months

Of the three permits pulled for Residential New Construction projects in October, two will be million-dollar homes designed by SKA Architect + Planner. The largest October permit valuation was issued to PDC Development Corporation for their \$1.70 million project, a 7.5 thousand square-foot residence to be built on the 377 N. Lake Way estate. The second largest permit valuation was issued to Alonso & Associates for a \$1.65 million residence to be built on the 235 Via Vizcaya estate.

As of October, the total value of large scale projects of \$100 thousand-plus for the last 12 months was \$28.80 million, as compared to the previous year of \$15.91 million, an 81% increase. During the last three months Hedrick Brothers Construction was the top constructor with \$16.95 million in valuations of \$100 thousand-plus projects. Davis General Contracting had the second highest total valuations for the last three months at \$15.70 million.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*					
ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
377 N. Lake Way	\$1,700,920	Oct-18	PDC Development	SKA Architect + Planner	Residential New Construction

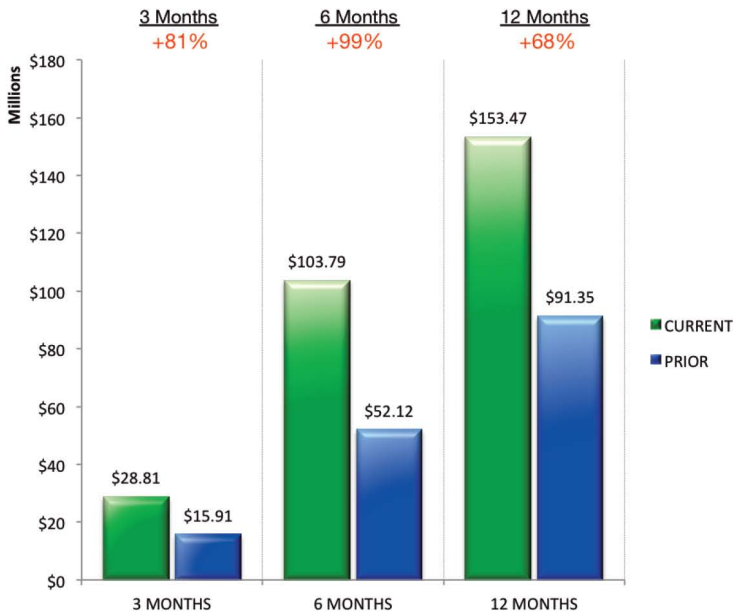
TOP 10 LARGEST BUILDING PERMITS ISSUED — LAST 12 MONTHS*					
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
615 N. County Road	\$14,000,000	Jul-18	Davis General Contracting	Smith Architectural Group	Residential New Construction
515 N. County Road	\$9,124,750	Aug-18	Hedrick Brothers Construction	Bridges Marsh & Associates	Residential New Construction
101 El Brillo Way	\$6,348,358	May-18	Seaspray Group of South Florida	Portuondo Perotti Architects	Residential New Construction
340 Seaview Ave.	\$6,000,000	Jul-18	Hedrick Brothers Construction	SBA Architects	Commercial New Construction
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	Rogers General Contracting	Residential New Construction
16 S. Lake Trail	\$4,100,000	Mar-18	Murray Logan Construction	Murray Logan Construction	Commercial Alteration
535 N. County Road	\$3,875,400	Aug-18	Mark Timothy, Inc.	Boyle Architecture	Residential New Construction
2800 S. Ocean Blvd.	\$3,731,632	Jul-18	First Finish, Inc.	Leo A Daly	Commercial Alteration
89 Middle Road	\$2,500,000	Sep-18	Cury Enterprises, LLC	Portuondo Perotti Architects	Residential New Construction

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

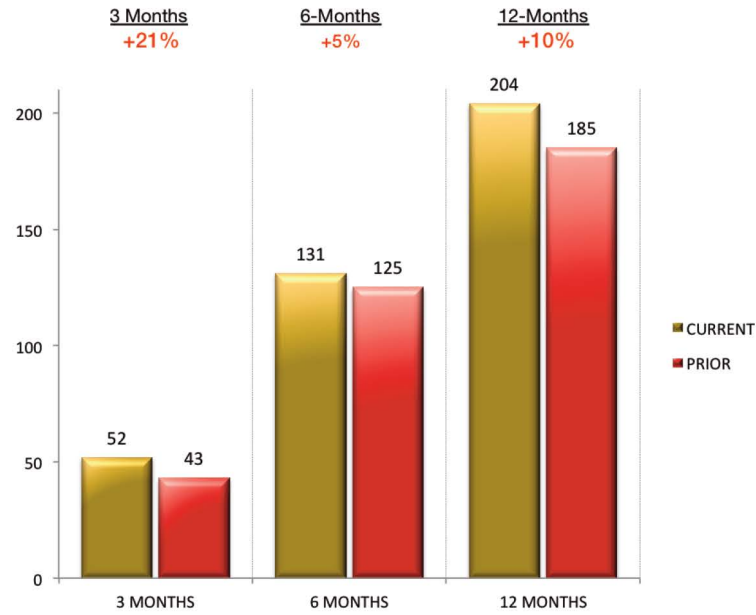
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

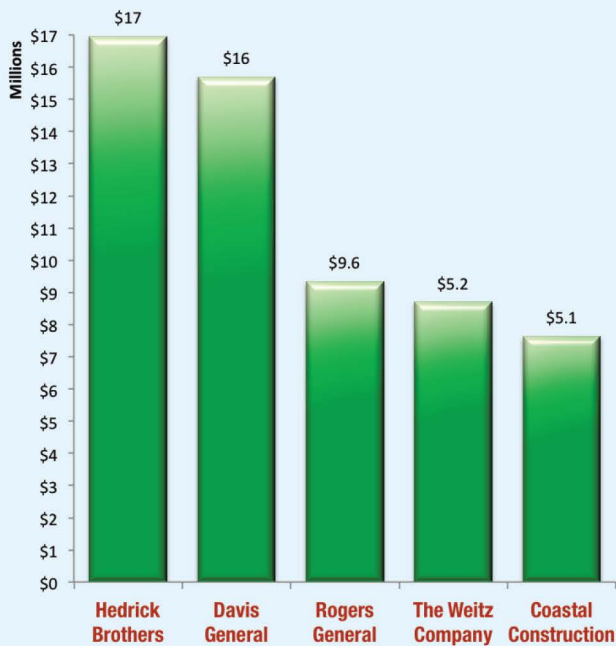
TOTAL VALUE OF PROJECTS*
 CURRENT YEAR VS PRIOR YEAR



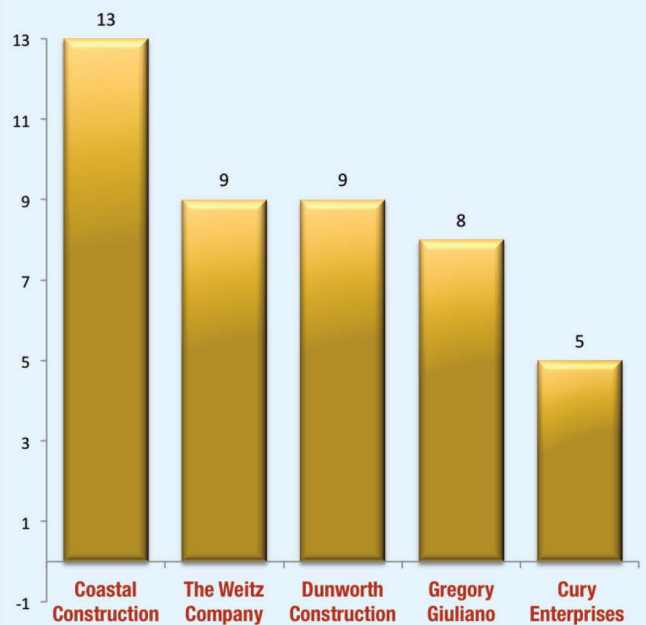
TOTAL NUMBER OF PROJECTS*
 CURRENT YEAR VS PRIOR YEAR



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



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

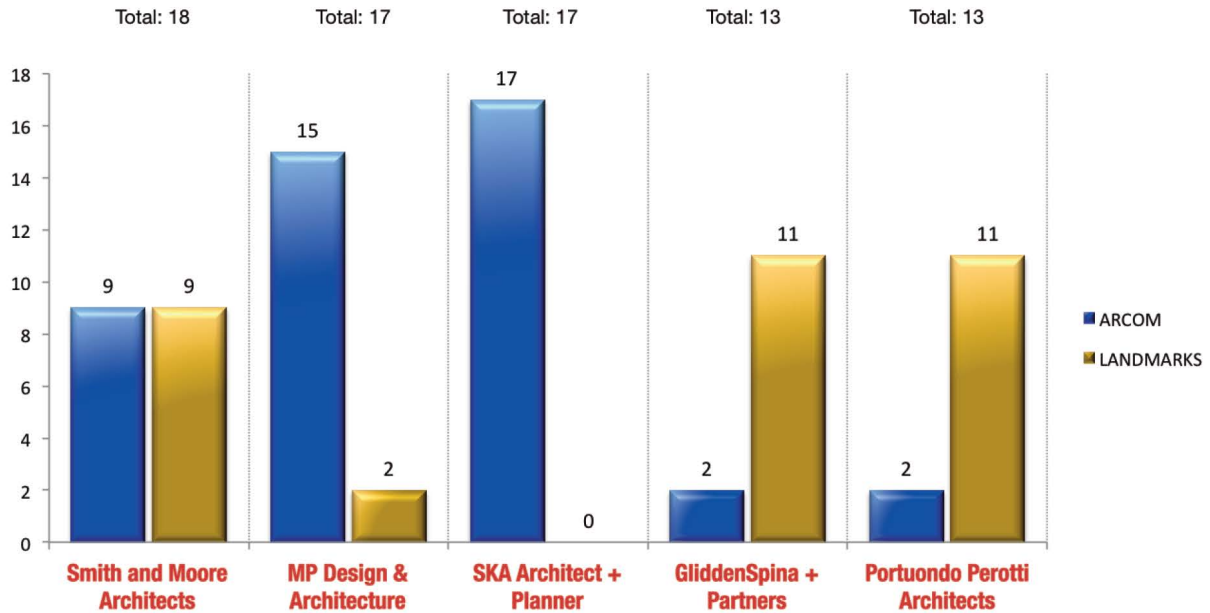


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

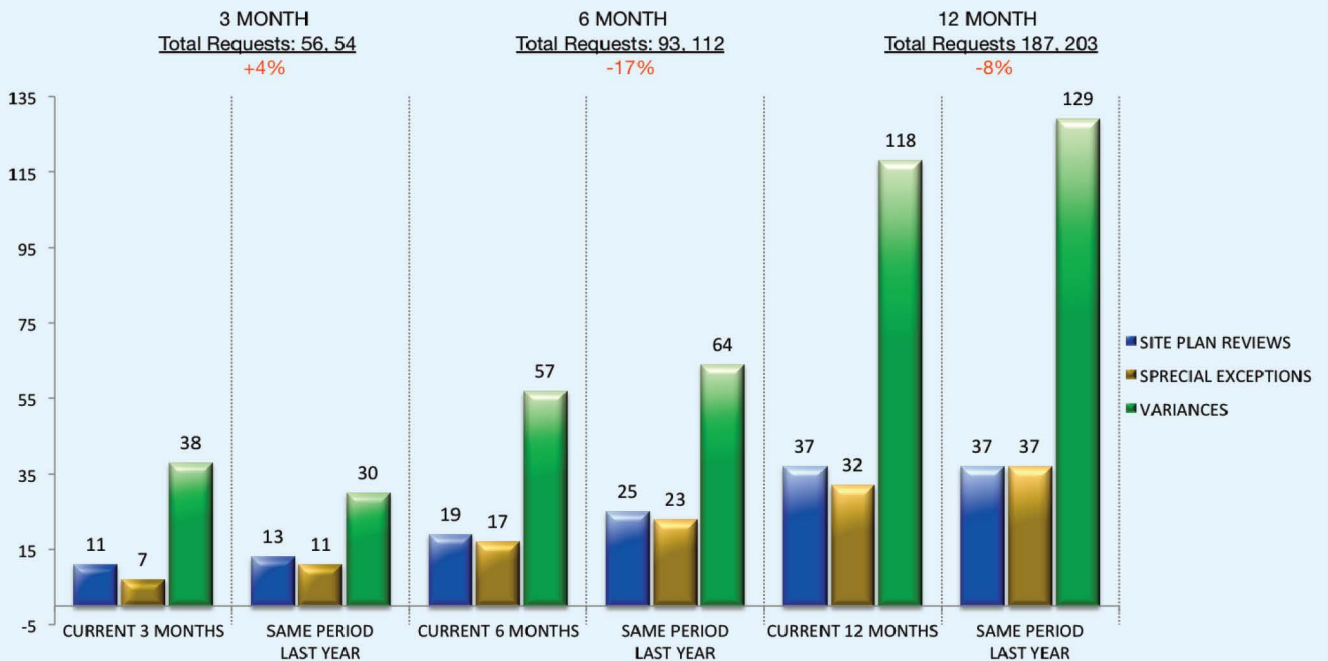
BUILDING & DEVELOPMENT APPLICATIONS

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

RABIDEAU LAW

PALM BEACH - TORONTO

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ONLINE RESOURCES

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