

RABIDEAU LAW BRIEF

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

DECEMBER 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

Maurice Fatio Landmarked Home Brings \$21M And Makes Top 10 Of The Year Aggressive November Listings Of High End Single Family Homes

The private sale of the Maurice Fatio Landmarked waterfront mansion at 822 South County Road was the top November sale and also made the Top 10 of the last 12 months. Lawrence Moens of Lawrence A. Moens Associates listed the property and was also a co-owner, while Liza Pulitzer and Whitney McGurk of Brown Harris Stevens represented the buyer. Another Landmarked Maurice Fatio home was the second highest sale of the month. Listed by Jim McCann of Premier Estate Properties with Ann Summers representing the buyer, the property at 240 Jungle Road in the Estate Section of Palm Beach brought \$8.2 million.

With 34 new-to-the-market properties in the \$1 million-plus range, November's listings out-paced October by 21, and November of 2017, by seven. The top listing was priced at \$35 million, an 11.3 thousand square-foot estate at 225 Indian Road, presented by Suzanne Trapani Frisbie of Premier Estate Properties. The most prolific agency of the month was Sotheby's International Realty with 10 new listings in the \$1 million-plus category, and the most prolific agent was Christian Angle of Christian Angle Real Estate, with five.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

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.
822 South County Road	\$21,160,000	20-Nov	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	33	11,006

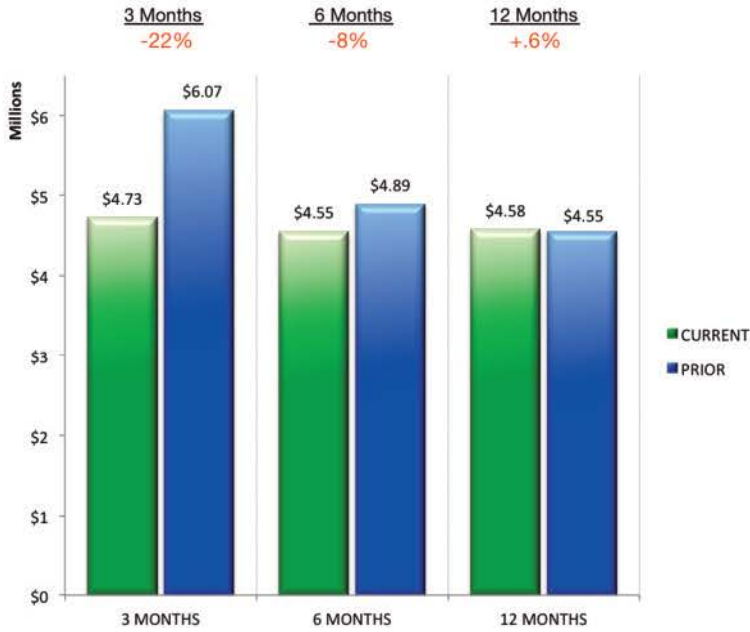
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

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>	LIZA PULITZER / WHITNEY 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
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	GREGORY WEADOCK / CAROLE HOGAN <i>Brown Harris Stevens</i>	ASHLEY MCINTOSH <i>Douglas Elliman</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
822 South County Road	\$21,160,000	Nov-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	33	11,006

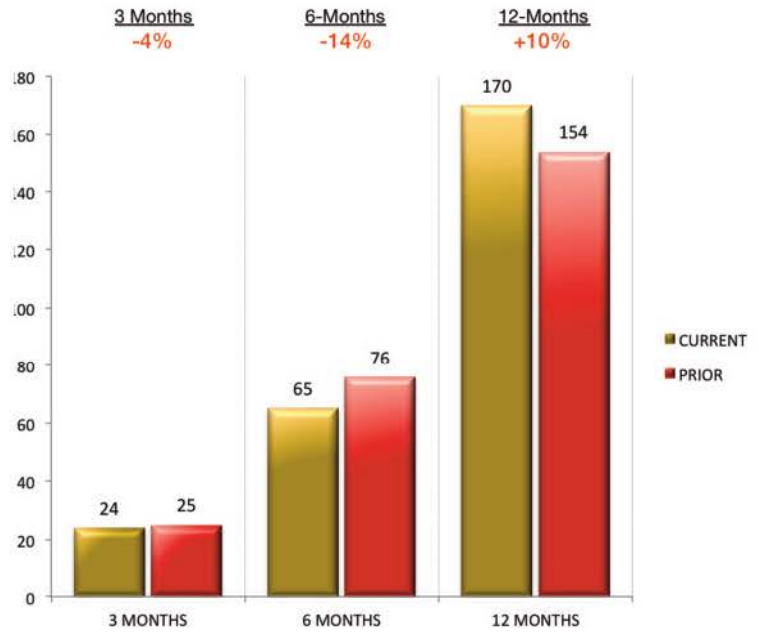
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$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 – NOVEMBER 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
822 South County Road	\$21,160,000	20-Nov	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LIZA PULTIZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	33	11,006
240 Jungle Road	\$8,200,000	5-Nov	JIM MCCANN <i>Premier Estate Properties</i>	ANN SUMMERS <i>Brown Harris Stevens</i>	256	6,150
260 N. Woods Road	\$5,903,500	12-Nov	DANA KOCH <i>The Corcoran Group</i>	JIM MCCANN <i>Premier Estate Properties</i>	266	3,280
230 Chilean Ave.	\$4,250,000	9-Nov	KIM CELEDINAS <i>Illustrated Properties</i>	SCOTT GORDON <i>Scott Gordon Realty Associates</i>	119	2,552
206 Phipps Plaza	\$4,220,000	2-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	7,833
212 Cherry Lane	\$2,700,000	27-Nov	JONATHAN MOSS <i>Sotheby's International Realty</i>	UNKNOWN	376	1,882
1473 N. Lake Way	\$1,292,000	9-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	1,720

SINGLE FAMILY HOMES / RESIDENTIAL ESTATES – NEW TO THE MARKET – NOVEMBER 2018

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
225 Indian Road	\$34,950,000	19-Nov	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10483015	2016	11,253
1191 N. Lake Way	\$21,500,000	15-Nov	WILLIAM YAHN , <i>The Corcoran Group</i>	RX-10481408	2011	8,440
1519 N. Ocean Way	\$19,800,000	26-Nov	JAMES MCCANN , <i>Premier Estate Properties</i>	RX-10483685	1936	9,207
101 Gulfstream Road	\$18,500,000	26-Nov	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10482999	2020	7,301
655 Island Drive	\$13,500,000	20-Nov	CRIS CONDON / SUZANNE AINSLIE , <i>Sotheby's Int'l Realty</i>	RX-10482605	1989	6,344
1 Wells Circle	\$11,900,000	7-Nov	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10479568	1969	4,992
217 Via Tortuga	\$10,000,000	6-Nov	JAMES MCCANN , <i>Premier Estate Properties</i>	RX-10478675	1997	6,404
106 Hammon Ave.	\$9,200,000	26-Nov	BARRY GUTKNECHT / NORMA MIRSKY <i>Douglas Elliman / MIRsky Realty</i>	RX-10484917	1940	7,680
253 El Pueblo Way	\$8,500,000	15-Nov	FRANCES LEIDY / ELAINE EDWARDS , <i>Brown Harris Stevens</i>	RX-10481313	2009	4,196
217 El Pueblo Way	\$8,395,000	19-Nov	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10483011	2019	4,631
218 La Puerta Way	\$8,395,000	19-Nov	SUZANNE FRISBIE , <i>Premier Estate Properties</i>	RX-10483012	2019	4,565
412 Australian Ave.	\$8,300,000	7-Nov	CAROLE KOEPEL , <i>Sotheby's International Realty</i>	RX-10479224	2003	5,296
971 N. Ocean Blvd.	\$7,500,000	19-Nov	CRIS CONDON , <i>Sotheby's International Realty</i>	RX-10482567	1966	4,054
226 Kenlyn Road	\$7,495,000	6-Nov	DANA KOCH , <i>The Corcoran Group</i>	RX-10478668	2013	4,592
1020 N. Ocean Blvd.	\$7,300,000	12-Nov	CRIS CONDON , <i>Sotheby's International Realty</i>	RX-10480481	1988	4,407
256 Fairview Road	\$6,595,000	19-Nov	STFPHANIE I FFFS , <i>Sotheby's International Realty</i>	RX-10482374	2019	4,333
206 Phipps Plaza	\$6,295,000	5-Nov	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10479495	1926	7,883
3498 S. Ocean Blvd.	\$5,950,000	1-Nov	BROOKE BROOKS / KIM RAICH , <i>Sotheby's International Realty</i>	RX-10477351	1954	2,844
113 Kings Road	\$5,895,000	12-Nov	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10481795	1951	3,575
147 Seabreeze Ave.	\$5,895,000	19-Nov	HEIDI WICKY , <i>Sotheby's International Realty</i>	RX-10482334	1925	3,935
135 Seminole Ave.	\$5,750,000	13-Nov	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10481851	1921	4,991
233 El Pueblo Way	\$5,500,000	15-Nov	FRANCES LEIDY / ELAINE EDWARDS , <i>Brown Harris Stevens</i>	RX-10481303	2009	4,196
357 N. Lake Way	\$5,395,000	2-Nov	JAMES MCCANN , <i>Premier Estate Properties</i>	RX-10477822	1951	4,130
243 Merrain Road	\$5,350,000	5-Nov	DANA KOCH , <i>The Corcoran Group</i>	RX-10478587	1993	5,071
272 Tradewind Drive	\$4,500,000	9-Nov	GARY POHRER , <i>Douglas Elliman</i>	RX-10480402	1968	3,198
254 Tradewind Drive	\$4,500,000	26-Nov	LILLIAN MCCLUSKEY / ANNE HAMILTON <i>Brown Harris Stevens</i>	RX-10483636	1963	3,145
1225 N. Lake Way	\$4,295,000	16-Nov	TODD PETER , <i>Sotheby's International Realty</i>	RX-10481777	1986	3,145
167 Seaview Ave.	\$3,997,000	15-Nov	LINDA OLSSON , <i>Linda R. Olsson, Inc.</i>	RX-10481396	1935	3,480
256 Mockingbird Trail	\$3,950,000	9-Nov	DANA KOCH , <i>The Corcoran Group</i>	RX-10480364	1951	3,195
1165 N. Lake Way	\$3,375,000	28-Nov	CHRISTIAN ANGLE , <i>Christian Angle Real Estate</i>	RX-10484631	1945	2,795
130 Reef Road	\$3,350,000	28-Nov	LINDA GARY , <i>Linda A. Gary Real Estate</i>	RX-10484273	1951	2,137
223 Seminole Ave.	\$3,000,000	1-Nov	RONNIE GARCIA / JENNIFER GARCIA , <i>Waterfront Properties</i>	RX-10478362	1922	4,826
248 Colonial Lane	\$2,595,000	5-Nov	GARY LITTLE / LYNN WARREN , <i>Sotheby's International Realty</i>	RX-10478382	1950	2,233
149 Root Trail	\$1,595,000	8-Nov	PATRICIA MAHANEY , <i>Sotheby's International Realty</i>	RX-10479356	1925	936

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

300 S. Ocean Double-unit Penthouse Brings \$6M

Average Listing Price Increases 14%

A sixth-floor, double-unit penthouse situated in the northeast corner of the 300 S. Ocean Boulevard building was the top condominium sale in November and made the Top 10 of the last 12 months. The spacious 3.9 thousand square-foot residence brought \$6.4 million in a private sale. There were 11 sales altogether in the \$1 million-plus category in November, ranging in price from \$1 million to \$6.4 million, with the top five transactions taking place as off-market private sales. The total number of condos sold during the last three months increased 57% as compared to the same period last year.

November was a big month for new Condo/Co-op/Townhouse listings in the \$1 million-plus category, with 27 altogether, ranging in price from \$1.15 million to \$24.95 million. Suzanne Trapani Frisbie of Premier Estate Properties presented the top two listings, two new spec properties, Units 1 and 2, at the address of 456 South Ocean Boulevard, a four-townhouse project, formerly Charlie's Crab Restaurant, to be completed in 2020. The average asking price for units in the \$1 million-plus category increased 14% during the last three months as compared to the same period of the previous year, where the median was \$1.95 million in 2017 and \$2.15 million in 2018.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

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.
300 S. Ocean Blvd., Ph-D	\$6,400,000	13-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894

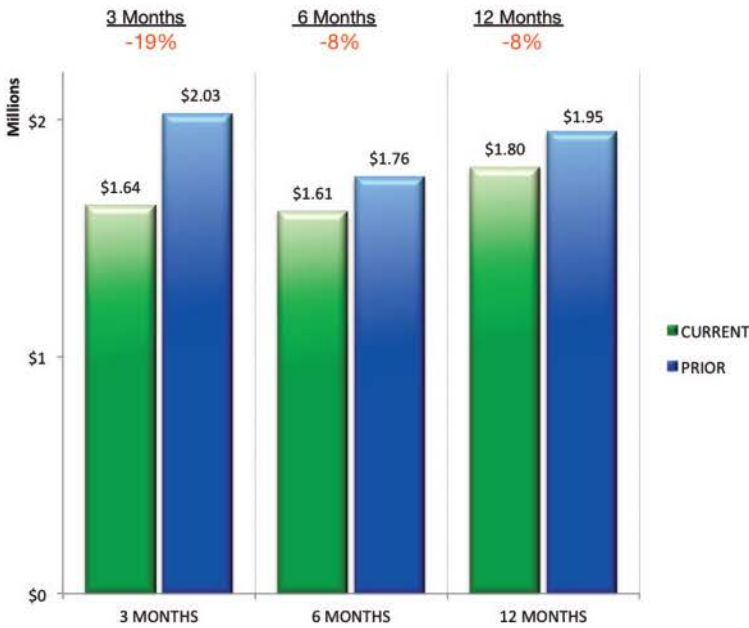
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

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
300 S. Ocean Blvd., Ph-D	\$6,400,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
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

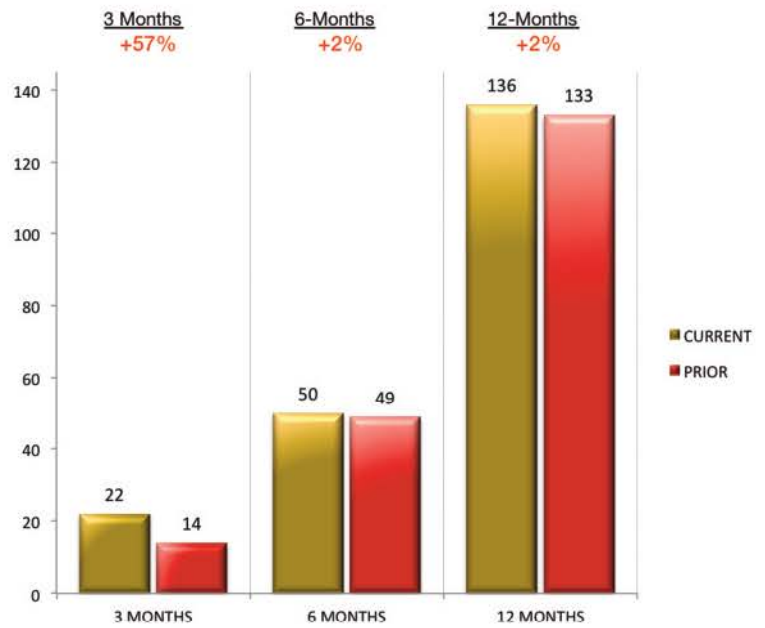
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$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 — NOVEMBER 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
300 S. Ocean Blvd., Ph-D	\$6,400,000	13-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
2660 S. Ocean Blvd., 603W	\$3,075,000	15-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	2,918
100 Worth Ave., Ph-10	\$2,850,000	30-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	1,597
44 Coconut Row, 513B	\$2,250,000	27-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	1,215
100 Royal Palm Way, G1	\$2,200,000	16-Nov	UNKNOWN	UNKNOWN	PRIVATE SALE	2,535
100 Sunrise Ave., 325	\$1,725,000	15-Nov	DANA KOCH <i>The Corcoran Group</i>	DANA KOCH <i>The Corcoran Group</i>	58	1,623
3440 S. Ocean Blvd., 603N	\$1,575,000	29-Nov	GUY CLARK <i>The Elliman</i>	GUY CLARK <i>Douglas Elliman</i>	48	2,131
100 Sunrise Ave., 208	\$1,390,000	21-Nov	HOLLY LUCAS / CORINNE WYSOCKI <i>Compass Florida</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	47	1,614
2275 S. Ocean Blvd., CN6	\$1,006,150	26-Nov	THOR BROWN <i>The Corcoran Group</i>	KIM RAICH <i>Sotheby's International Realty</i>	256	CABANA
2275 S. Ocean Blvd., 103N	\$1,006,150	26-Nov	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	SIMON ISAACS <i>Property Matters</i>	256	1,614
226 Brazilian Ave., 1B	\$1,000,000	7-Nov	BROOKE MURPHY <i>Worth Realty</i>	ANDERSON OHMAN <i>Illustrated Properties</i>	47	1,317

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
456 S. Ocean Blvd.,1	\$24,950,000	19-Nov	SUZANNE FRISBIE, <i>Premier Estate Properties</i>	RX-10483013	2020	8,164
456 S. Ocean Blvd.,2	\$23,750,000	19-Nov	SUZANNE FRISBIE, <i>Premier Estate Properties</i>	RX-10483014	2020	8,327
425 Worth Ave., 2B	\$4,700,000	1-Nov	SUSAN VAN PELT, <i>Sotheby's International Realty.</i>	RX-10477343	1971	2,762
330 S. Ocean Blvd., D1	\$4,395,000	23-Nov	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10483789	1977	2,406
152 Sunset Ave	\$4,300,000	26-Nov	DANA KOCH, <i>The Corcoran Group</i>	RX-10483514	2001	4,510
100 Worth Ave., 315	\$4,000,000	29-Nov	DAN SINISI, <i>Keller Williams Palm Beach Island</i>	RX-1048440	1970	2,137
309 Everglade Ave., 14	\$3,495,000	16-Nov	LINDA GARY, <i>Linda A. Gary Real Estate</i>	RX-10481840	1992	3,339
2100 S. Ocean Blvd., 1015	\$3,425,000	20-Nov	KAREN DONNELLY, <i>The Fite Group</i>	RX-10482761	1980	3,107
2000 S. Ocean Blvd., 204S	\$2,825,000	12-Nov	DANA KOCH, <i>The Corcoran Group</i>	RX-10481843	1981	3,280
2580 S. Ocean Blvd., 2A7	\$2,795,000	30-Nov	SCOTT GORDON, <i>Scott Gordon Realty</i>	RX-10484757	1979	2,464
100 Worth Ave., 608	\$2,650,000	1-Nov	ASHLEY MCINTOSH, <i>Douglas Elliman</i>	RX-10477491	1970	1,602
170 N. Ocean Blvd., 505/507	\$2,650,000	16-Nov	DANA KOCH, <i>The Corcoran Group</i>	RX-10481713	1968	2,500
315 S. Lake Drive, 1C	\$2,595,000	13-Nov	ASHLEY COPELAND, <i>Brown Harris Stevens</i>	RX-10480741	1969	1,800
340 S. Ocean Blvd., 3E	\$2,500,000	7-Nov	CHRISTINE GIBBONS, <i>Sotheby's International Realty</i>	RX-10479216	1967	2,076
3170 S. Ocean Blvd., N202	\$2,199,000	26-Nov	WILHELM NASH / TRACY WHEELOCK, <i>The Keyes Company</i>	RX-10483909	1985	2,950
2600 S. Ocean Blvd., 503W	\$2,195,000	8-Nov	DANA KOCH, <i>The Corcoran Group</i>	RX-10479790	1977	2,404
340 Brazilian Ave., 1030	\$1,800,000	12-Nov	DEBRA TOMARIN, <i>Donohue Real Estate Palm Beach</i>	RX-10481170	1982	1,955
170 N. Ocean Blvd., 410	\$1,795,000	8-Nov	KELLY CUSHING, <i>Douglas Elliman</i>	RX-10479431	1968	1,395
400 S. Ocean Blvd., 224	\$1,725,000	19-Nov	ROSALIND CLARKE, <i>Premier Estate Properties</i>	RX-10483001	1965	1,716
3100 S. Ocean Blvd., 404N	\$1,695,000	30-Nov	SCOTT GORDON, <i>Scott Gordon Realty</i>	RX-10484756	1985	2,244
3140 S. Ocean Blvd., 507S	\$1,595,000	1-Nov	SCOTT GORDON, <i>Scott Gordon Realty</i>	RX-10477382	1982	3,080
100 Sunrise Ave., 2170	\$1,495,000	12-Nov	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10481106	1977	1,644
2100 S. Ocean Blvd., 502S	\$1,400,000	20-Nov	DANA KOCH, <i>The Corcoran Group</i>	RX-10483206	1980	2,385
3543 S. Ocean Blvd., 107	\$1,250,000	27-Nov	TONI HOLLIS / GLORIA MORE, <i>Waterfront Properties</i>	RX-10483955	1980	1,420
3300 S. Ocean Blvd., 505S	\$1,200,000	24-Nov	DAWN BALZANO, <i>RE/MAX Complete Solution</i>	RX-10484348	1981	2,250
3100 S. Ocean Blvd., N105	\$1,195,000	15-Nov	ROBERT GOODNOUGH, <i>Linda S. Gary Real Estate</i>	RX-10481842	1985	2,913
2160 Ibis Isle Road, 5	\$1,145,000	1-Nov	JOAN MESSING / PAMELA GOTTFRIED, <i>Douglas Elliman</i>	RX-10477318	1969	3,000

LAND USE/CONSTRUCTION HIGHLIGHT

\$3M Project Will Raze And Re-design 149 E. Inlet Drive

The Town Responds To 62 Development Review Requests – 59% More Than Last Year

The largest permit valuation for November was for residential new construction that will demolish all structures, hardscape and landscape of 149 East Inlet Drive, and re-design a new estate with two-story residence, guest house and pool. The Contractor, Seabreeze Building pulled the permit on the 28th for the design plan of Dailey Janssen Architects. The second largest permit valuation was for a partial razing and building project at 160 Seabreeze Avenue. The \$1.7 million estate will be constructed by McKenna Construction, LLC and designed by Jacqueline Albarran, Architect P.A. and features a new two-story neoclassical home and matching guest house parapet.

As of November, Hedrick Brothers continues to have the highest total valuation of building permits pulled during the last 12 months, representing over \$17 million, and SKA Architect + Planner continues to be the Top Architect for appearances before ARCOM and Landmarks, with a total of 22 altogether. During the last three months the Town has heard 62 Development Review requests, a 59% increase over the same period of last year.

CONTACT | David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221

LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
149 E. Inlet Drive	\$2,885,900	Nov-18	Seabreeze Building	Dailey Janssen Architects	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	AIA Architects + Planners	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
149 E. Inlet Drive	\$2,885,900	Nov-18	Seabreeze Building	Dailey Janssen Architects	Residential New Construction

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

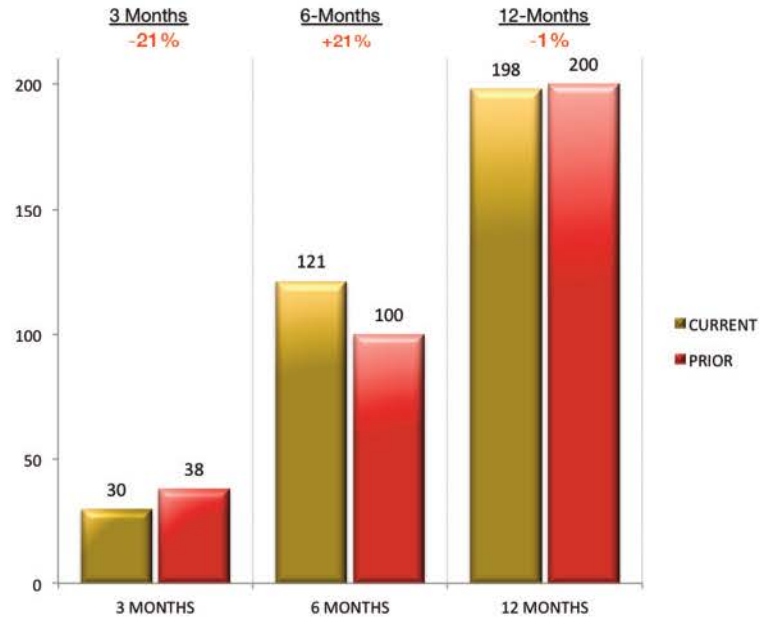
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



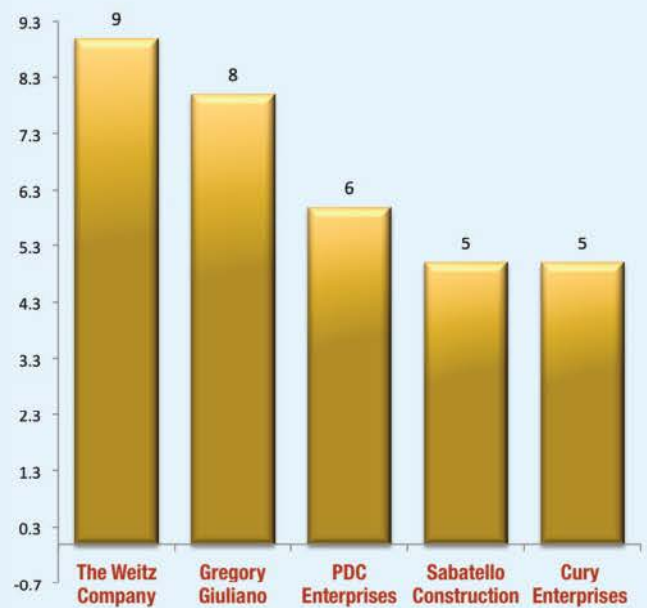
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS BY NUMBER OF PROJECTS
LAST 12 MONTHS

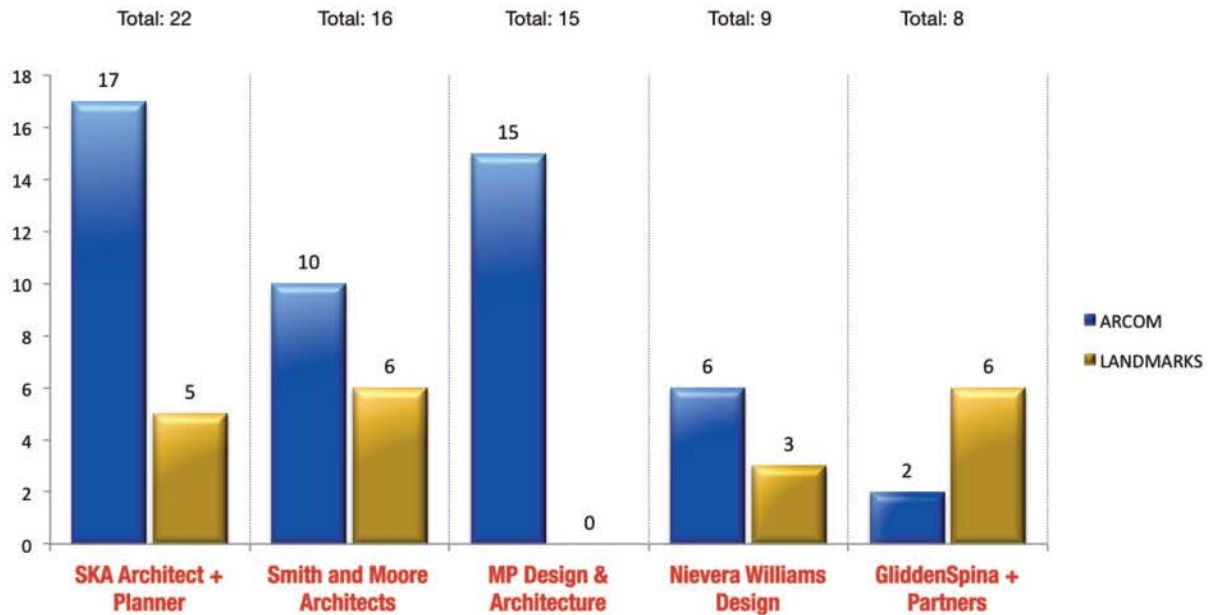


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

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

400 Royal Palm Way, Suite 404
Palm Beach, FL 33480

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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/

CONTACTS

David E. Klein, Esq. | dklein@rabideau-law.com | 561.655.6221
Florida Bar Board Certified in Real Estate Law

Guy Rabideau, Esq. | grabideau@rabideau-law.com | 561.655.6221
Florida Bar Board Certified in Real Estate Law

RABIDEAU LAW | 400 ROYAL PALM WAY, SUITE 404 | PALM BEACH, FL 33480 | WWW.RABIDEAU-LAW.COM