

RABIDEAU LAW BRIEF

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

NOVEMBER 2019



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, www.townofpalmbeach.com/453/Building-Division

Town of Palm Beach Town Council, www.townofpalmbeach.com/469/Town-Council

Town of Palm Beach Architectural Commission,
www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM

Town of Palm Beach Landmarks Preservation Commission,
www.townofpalmbeach.com/100/Landmarks-PreservationCommission

Palm Beach County Clerk of Court & Comptroller, www.mypalmbeachclerk.com

Palm Beach County Appraisers Office, pbcgov.com/papa

Palm Beach Board of Realtors Multiple Listing Service, pbb.flexmls.com

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REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

Cape Cod Style North End Home Brings \$17.1M

23 New October Listings Fuel Palm Beach's Luxury Home Market

Realtors Liza Pulitzer and Whitney McGurk of Brown Harris Stevens listed the largest single-family-home sale of October. The lakefront estate at 1197 N. Lake Way on the North End closed for \$17.1 million and also made the Top 10 sales list of the last 12 months. George Weston of the Corcoran Group represented the buyer. The Cape-Cod style residence features soaring gabled ceilings, deep overhangs, large porches and outstanding Intracoastal Waterway and sunset views. Additionally, two homes in the East Shore neighborhood brought over \$7 million each. The properties at 145 Seaspray Avenue and 202 Plantation Road sold for \$7.43 and \$7.23, respectively. Jim McCann of Premier Estate Properties listed the Seaspray estate while Susanne Ainslie represented both the buyer and seller of the Plantation Road property. The selling agent of 145 Seaspray is unknown.

Twenty-three new-to-the-market homes in the \$1 million-plus category were presented in October. The influx of listings contributed to a 66% increase in this category during the last three months as compared to the same period of the prior year and the median listing price for the period increased by 8%.

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.
1197 N. Lake Way	\$17,100,000	Oct-19	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	GEORGE WESTON <i>The Corcoran Group</i>	644	9,878

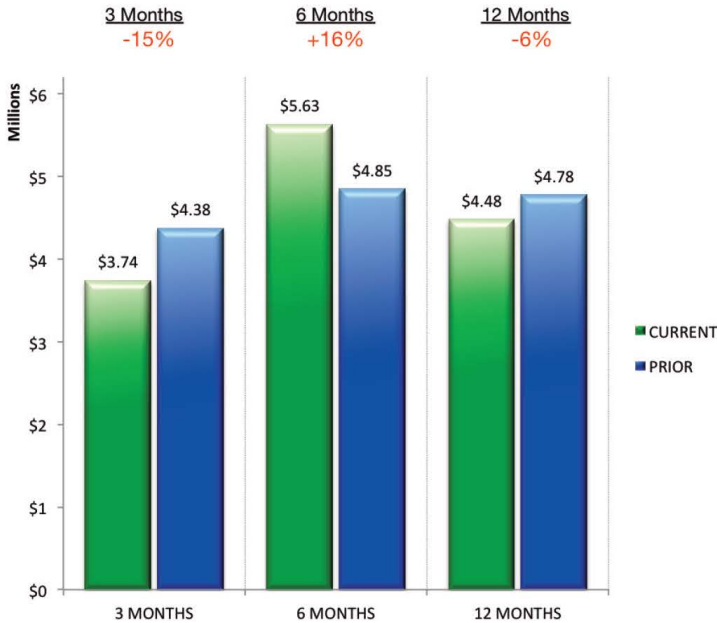
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1295 S. Ocean Blvd.	\$104,990,000	Jun-19	GARY POHRER, ASHLEY MCINTOSH, CARA MCCLURE, LISA WILKINSON, ADAM MCPHERSO <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	236	20,806
60 Blossom Way	\$99,132,500	Sep-19	UNKNOWN	UNKNOWN	PRIVATE SALE	18,452
1960 S. Ocean Blvd.	\$43,000,000	Aug-19	CRIS CONDON <i>Sotheby's International Realty</i>	GUADALUPE D'AGOSTINO <i>Miami Open Realty</i>	524	20,219
1071 N. Ocean Blvd.	\$40,870,915	Jul-19	ASHLEY MCINTOSH / GARY POHRER <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens</i>	122	32,661
525 N. County Road	\$37,290,000	Jul-19	LAWRENCE MOENS <i>Lawrence A. Moens</i>	LAWRENCE MOENS <i>Lawrence A. Moens</i>	PRIVATE SALE	LOT
101 Casa Bendita	\$30,275,000	Jul-19	UNKNOWN	UNKNOWN	PRIVATE SALE	15,849
980 N. Ocean Blvd.	\$28,655,852	Apr-19	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	494	9,474
822 South County Road	\$21,160,000	Nov-18	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	11,006
555 Island Drive	\$17,300,000	Jul-19	CRISTA RYAN / LIZA PULITZER <i>Tina Fanjul Associates / Brown Harris Stevens</i>	WHITNEY MCGURK <i>Brown Harris Stevens</i>	30	7,424
1197 N. Lake Way	\$17,100,000	Oct-19	LIZA PULITZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	GEORGE WESTON <i>The Corcoran Group</i>	644	9,878

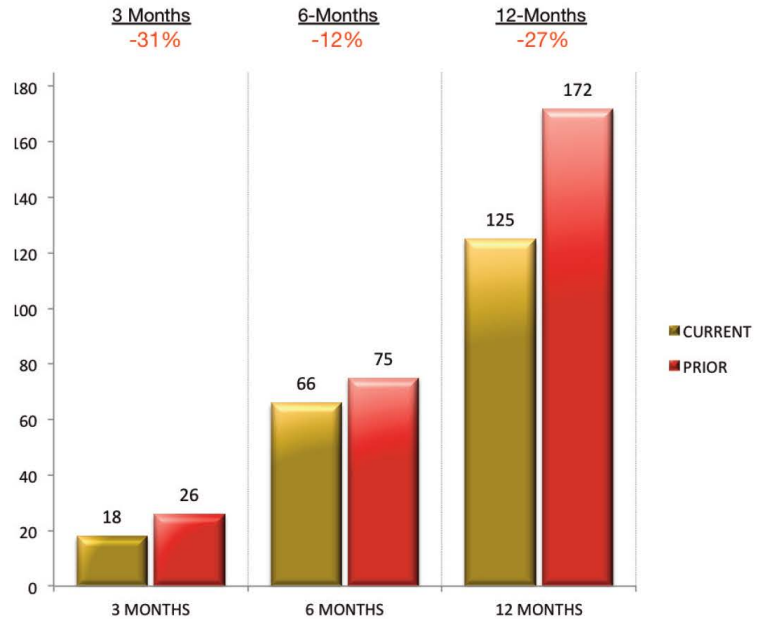
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



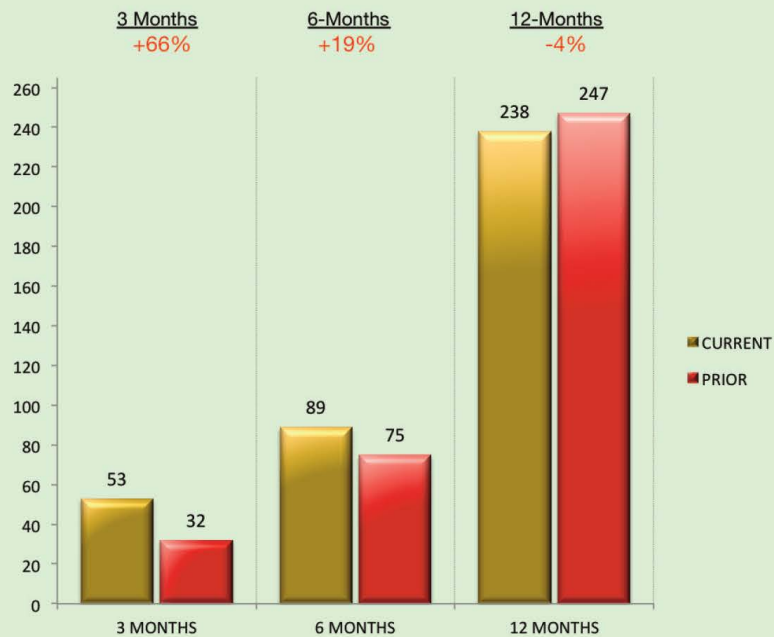
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
CURRENT YEAR VS PRIOR YEAR



*SINGLE FAMILY HOMES AND RESIDENTIAL ESTATES AND LOTS PRICED AT \$1 MILLION OR MORE

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — OCTOBER 2019

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1197 N. Lake Way	\$17,100,000	21-Oct	LIZA PULTZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	GEORGE WESTON <i>The Corcoran Group</i>	641	9,878
145 Seaspray Ave.	\$7,430,000	25-Oct	JIM MCCANN <i>Premier Estate Properties</i>	UNKNOWN	142	6,248
202 Plantation Road	\$7,228,562	1-Oct	SUZANNE AINSLIE <i>Sotheby's International Realty</i>	SUZANNE AINSLIE <i>Sotheby's International Realty</i>	259	5,356
240 Seminole Ave.	\$3,800,000	1-Oct	LINDA GARY <i>Linda A. Gary Real Estate</i>	CAROLE KOEPEL <i>Sotheby's International Realty</i>	74	3,326
711 N. County Road	\$3,750,000	17-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	3,242
893 S. County Road	\$3,400,000	3-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	4,280
120 Algoma Road	\$3,200,000	15-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	BRADFORD MILLER <i>Bradford P Miller Real Estate</i>	287	LOT
125 Chilean Ave.	\$2,665,000	18-Oct	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	KENDALL PICKETT <i>Brown Harris Stevens</i>	267	2,176
2263 Ibis Isle Road E	\$1,212,500	17-Oct	JOAN WENZEL / PAMELA GOTTFRIED <i>Douglas Elliman</i>	JOAN WENZEL <i>Douglas Elliman</i>	237	2,259
171 Root Trail	\$1,200,000	31-Oct	LYNNE GEWANT / ARTHUR SOSNOWSKI <i>Coldwell Banker Delray Beach</i>	CARA MCCLURE <i>Douglas Elliman</i>	112	990

SINGLE FAMILY HOMES / RESIDENTIAL ESTATES — NEW TO THE MARKET — OCTOBER 2019

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
200 S. Ocean Blvd.	\$30,000,000	15-Oct	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10569702	2018	5,819
516 S. Ocean Blvd.	\$29,500,000	14-Oct	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10569379	2015	8,423
111 El Brillo Way	\$14,750,000	28-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10573323	2013	7,743
273 Tangier Ave.	\$13,900,000	15-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10570678	1951	5,652
1332 N. Ocean Blvd.	\$13,500,000	16-Oct	GEOFFREY DARNELL / LINDA GARY <i>Brown Harris Stevens / Linda A. Gary Real Estate</i>	RX-10570439	LOT	LOT
167 Seabreeze Ave.	\$11,495,000	21-Oct	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10571670	2002	7,021
434 Seaspray Ave.	\$10,900,000	15-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10570964	1925	6,191
3 Via Los Incas	\$10,900,000	25-Oct	BURT MINKOFF <i>Douglas Elliman</i>	RX-10572605	1,980	5,686
137 Woodbridge Road	\$10,380,000	2-Oct	MARY NEWTON <i>Douglas Elliman</i>	RX-10565997	2002	7,377
350 Indian Road	\$9,975,000	25-Oct	STEVEN HALL <i>Compass Florida</i>	RX-10572672	2006	7,924
236 La Puerta Way	\$8,195,000	31-Oct	ELAINE EDWARDS / FRANCES LEIDY <i>Brown Harris Stevens</i>	RX-10574246	1996	3,015
109 Everglade Ave.	\$5,750,000	23-Oct	DANA KOCH <i>The Corcoran Group</i>	RX-10571858	1985	4,567
309 Via Linda	\$5,700,000	7-Oct	LIZA PULTZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	RX-10567992	1954	3,697
225 Tangier Ave.	\$5,450,000	23-Oct	CRIS CONDON / SUZANNE AINSLIE <i>Sotheby's International Realty</i>	RX-10572183	1959	5,404
143 Seminole Ave.	\$5,250,000	18-Oct	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	RX-10570919	1921	3,510
345 Brazilian Ave.	\$5,000,000	2-Oct	ELIZABETH DEWOODY / PETER CONN <i>Compass Florida</i>	RX-10566219	1910	4,038
259 Park Ave.	\$3,500,000	23-Oct	ELIZABETH DEWOODY / PETER CONN <i>Compass Florida</i>	RX-10572202	2019	1,860
359 Seaspray Ave.	\$3,200,000	1-Oct	RICHARD ALLISON <i>Q Properties</i>	RX-10565825	1926	2,934
2269 Ibis Isle Road W	\$3,195,000	21-Oct	PAMELA GOTTFRIED / JOAN WENZEL <i>Douglas Elliman</i>	RX-10571406	1999	3,499
140 Seagate Road	\$3,095,000	7-Oct	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10567575	1948	2,178
210 Debra Lane	\$2,088,000	28-Oct	MATTHIAS FRETZ <i>Douglas elliman</i>	RX-10573331	1953	1,253
227 Park Ave.	\$1,677,000	8-Oct	BRADFORD MILLER <i>Bradford P Miller Real Estate</i>	RX-10568046	1925	1,867
226 Oleander Ave.	\$1,250,000	8-Oct	TIERNEY O'HARA <i>Sotheby's International Realty</i>	RX-10567831	LOT	LOT

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Two 3550 South Ocean Penthouses Bring Top Dollar At \$10.3M

Agent De Vos Dominates October Market With Five \$1M-Plus Condo Closings And Four More Listings

Two of the five ultra-luxury penthouses located on the seventh floor of the new 3550 South Ocean condominium complex were sold in October. Penthouse-B brought \$3.84 million and Penthouse-A brought \$6.45 million. Both made the Top 10 sales of the year list. Three additional units were sold in the same building; Unit 4A brought \$3.82 million, Unit 4B brought \$2.8 million, and Unit 2D brought \$1.8 million. Arno De Vos of Douglas Elliman Real Estate represented the seller, 3550 Palm Beach Holdings LLC, of all of the 3550 South Ocean sales. Richard Heller of United Realty Group represented the buyer of Penthouse-A and Traci Mancini of Premier Estate Properties represented the buyer of Unit 4A. The buying agents of the remaining 3550 South Ocean sales are unknown.

Arno De Vos and Douglas Elliman Real Estate dominated the luxury condo market in October with the five 3550 South Ocean sales listed above, and by placing an additional four 3550 South Ocean condominiums on the market, all in the \$1 million-plus category. The new listings include Units 3A, 5E, 4C and Penthouse D, and range in price from \$2.60 million to \$5.35 million. Douglas Elliman was also the listing agency for 15 of the 30 \$1 Million-plus properties presented in October, and six of the nine that were sold in the same category.

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.
3550 S. Ocean Blvd., 6A	\$4,270,000	26-Sep	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	UNKNOWN	695	3,409

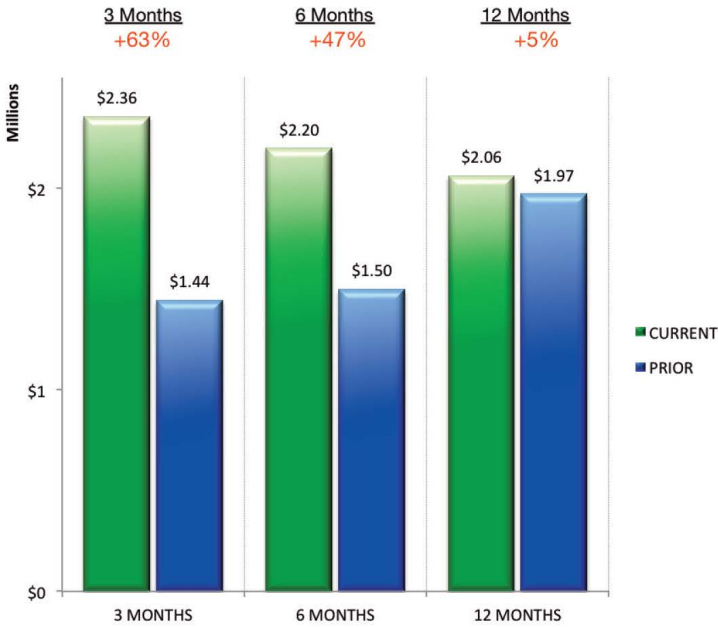
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
221 Royal Poinciana Way, 1	\$10,500,000	Apr-19	UNKNOWN	UNKNOWN	PRIVATE SALE	8,300
231 Royal Poinciana Way, 3	\$9,500,000	Apr-19	UNKNOWN	UNKNOWN	PRIVATE SALE	6,569
360 S. Ocean Blvd., 0061	\$7,800,000	May-19	LAWRENCE MOENS <i>Lawrence A. Moens</i>	CASEY JONES <i>Brown Harris Stevens</i>	PRIVATE SALE	2,500
300 S. Ocean Blvd., Ph-D	\$6,400,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
444 Brazilian Ave.	\$5,350,000	Jan-19	TODD PETER <i>Sotheby's International Realty</i>	MARY NEWTON <i>Douglas Elliman</i>	202	4,111
100 Royal Palm Way, Ph2	\$5,247,500	Mar-19	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	18	2,310
400 S. Ocean Blvd., 413E	\$5,000,000	May-19	UNKNOWN	UNKNOWN	PRIVATE SALE	3,432
425 Worth Ave., 2C	\$4,375,000	Mar-19	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	UNKNOWN	711	2,536
100 Worth Ave., 509	\$4,300,000	Apr-19	JAMES CLARKE / HAROLD PAULL <i>Illustrated Properties / Brown Harris Stevens</i>	JAMES CLARKE <i>Illustrated Properties</i>	53	2,129
3550 S. Ocean Blvd., 6A	\$4,270,000	Sep-19	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	UNKNOWN	695	3,409

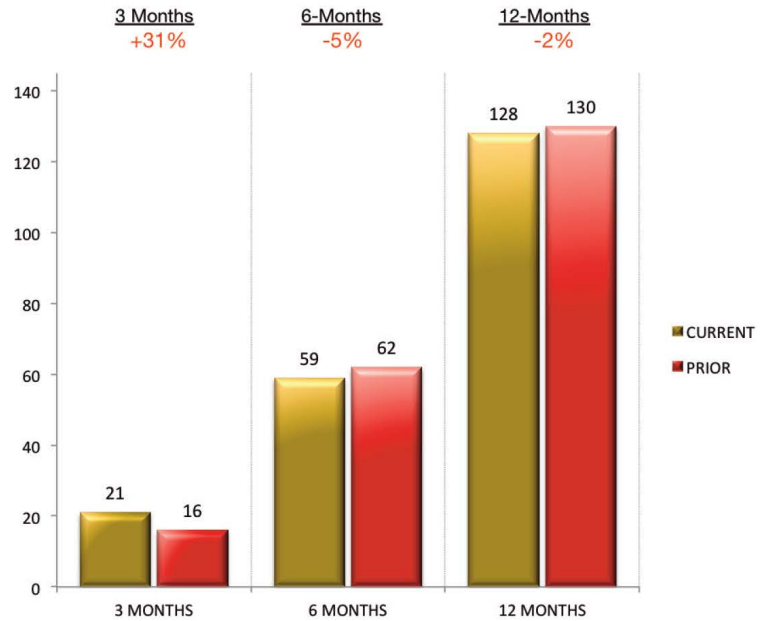
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
 CURRENT YEAR VS PRIOR YEAR



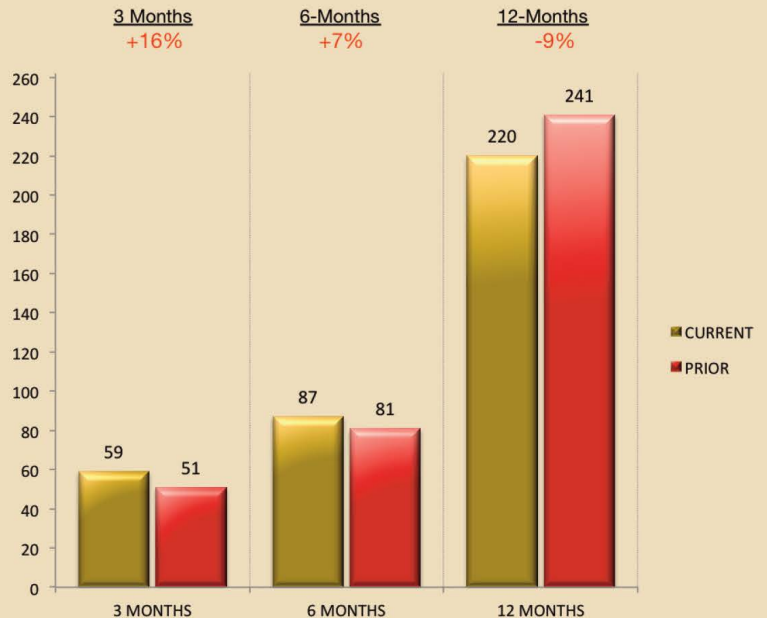
TOTAL CONDOS SOLD*
 CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
 CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
 CURRENT YEAR VS PRIOR YEAR



* CONDOMINIUMS, COOPERATIVES AND TOWNHOUSES PRICED AT \$1 MILLION OR MORE

CONDO/CO-OP/TOWNHOUSE SALES – OCTOBER 2019

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
3550 S. Ocean Blvd., Ph-A	\$6,450,000	31-Oct	ARNO DE VOS <i>Douglas Elliman</i>	RICHARD HELLER <i>United Realty Group</i>	266	3,645
3550 S. Ocean Blvd., Ph-B	\$3,843,795	8-Oct	ARNO DE VOS <i>Douglas Elliman</i>	UNKNOWN	945	3,100
3550 S. Ocean Blvd., 4A	\$3,825,000	4-Oct	ARNO DE VOS <i>Douglas Elliman</i>	TRACY MANCINI <i>Premier Estate Properties</i>	847	3,759
3550 S. Ocean Blvd., 4B	\$2,800,000	16-Oct	ARNO DE VOS <i>Douglas Elliman</i>	UNKNOWN	847	3,100
100 Worth Ave., 302	\$2,357,500	15-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	1,588
3000 S Ocean Blvd #301	\$2,075,000	30-Oct	SAMANTHA CURRY / GARY POHRER <i>Sotheby's International Realty</i>	ELEONORA SARI <i>The Keyes Company</i>	44	3,064
3550 S. Ocean Blvd., 2D	\$1,800,000	31-Oct	ARNO DE VOS <i>Douglas Elliman</i>	UNKNOWN	937	2,719
44 Coconut Row, 315B	\$1,752,000	22-Oct	UNKNOWN	UNKNOWN	PRIVATE SALE	2,026
389 S. Lake Drive, 4B	\$1,600,000	16-Oct	MICHAEL COSTELLO / DANIELLE MCCARROLL <i>Douglas Elliman</i>	ANNE CARMICHAEL <i>Brown Harris Stevens</i>	960	1,936

CONDOS/CO-OPS/TOWNHOUSES – NEW TO THE MARKET – OCTOBER 2019

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
101 Worth Ave., 3A	\$7,350,000	8-Oct	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	RX-10567982	1974	4,130
3100 S. Ocean Blvd., 406N	\$5,500,000	8-Oct	CHRISTOPHER LEAVITT / JOAN WENZEL <i>Douglas Elliman</i>	RX-10567816	1985	4,867
3550 S. Ocean Blvd., 3A	\$5,350,000	24-Oct	ARNO DE VOS <i>Douglas Elliman</i>	RX-10572357	2019	3,390
2000 S. Ocean Blvd., 101N	\$3,695,000	1-Oct	JEFFREY RAY <i>Jeffrey Ray LLC</i>	RX-10566083	1981	3,262
150 Bradley Place, 104	\$3,395,000	21-Oct	CARA MCCLURE / TARA PEARL <i>Douglas Elliman / Palm Beach Real Estate</i>	RX-10572720	1926	1,502
3550 S. Ocean Blvd., Ph-D	\$3,375,000	14-Oct	ARNO DE VOS <i>Douglas Elliman</i>	RX-10570141	2019	2,728
2770 S. Ocean Blvd., N401	\$2,995,000	15-Oct	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	RX-10569925	1990	4,370
3550 S. Ocean Blvd., 5E	\$2,995,000	21-Oct	ARNO DE VOS <i>Douglas Elliman</i>	RX-10572149	2019	2,711
151 Grace Trail, 50	\$2,970,000	10-Oct	LAURA BALAS / ERIC BALAS <i>RE/MAX Ocean Properties</i>	RX-10569115	1924	2,145
340 Brazilian Ave., 102	\$2,900,000	3-Oct	CAROLINE SEYMOUR / GRACE BROWN <i>Brown Harris Stevens</i>	RX-10566991	1982	2,323
300 S. Ocean Blvd., 1C	\$2,790,000	2-Oct	ROSALIND CLARKE <i>Douglas Elliman</i>	RX-10566077	1960	2,101
251 Bradley Place, 1-6	\$2,780,000	31-Oct	FARRAH KISEL / MATTHIAS FRETZ <i>Douglas Elliman</i>	RX-10575354	1956	7,435
3550 S. Ocean Blvd., 4C	\$2,595,000	21-Oct	ARNO DE VOS <i>Douglas Elliman</i>	RX-10572131	2019	2,743
3100 S. Ocean Blvd., 505N	\$2,350,000	21-Oct	GREGORY GIULIANO / TRAVIS LORING <i>William Raveis</i>	RX-10572109	1985	2,913
3100 S. Ocean Blvd., 305N	\$2,150,000	21-Oct	GREGORY GIULIANO / TRAVIS LORING <i>William Raveis</i>	RX-10572103	1985	2,913
340 S. Ocean Blvd., 5E	\$2,100,000	18-Oct	CARA MCCLURE / LISA WILKINSON <i>Douglas Elliman</i>	RX-10571380	1967	2,076
100 Worth Ave., 406	\$1,950,000	21-Oct	BURT MINKOFF <i>Douglas Elliman</i>	RX-10572091	1970	1,539
2600 S. Ocean Blvd., 503W	\$1,925,000	23-Oct	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10572814	1977	3,346
2660 S. Ocean Blvd., 201W	\$1,895,000	1-Oct	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10566588	1979	2,887
315 S. Lake Drive, 5B	\$1,850,000	1-Oct	RONNIE & JENNIFER HASOZBEK-GARCIA <i>Premier Estate Properties</i>	RX-10567104	1969	1,982
3440 S. Ocean Blvd., 504N	\$1,795,000	28-Oct	GUY CLARK <i>Douglas Elliman</i>	RX-10573569	1980	2,078
369 S. Lake Drive, 4H	\$1,750,000	23-Oct	MARY WULSIN / LUCY BAUER <i>Brown Harris Stevens</i>	RX-10572006	1961	1,460
2000 S. Ocean Blvd., 503S	\$1,400,000	31-Oct	KAREN DONNELLY <i>William Raveis</i>	RX-10575193	1981	2,580
3120 S. Ocean Blvd., 3-302	\$1,395,000	25-Oct	SCOTT GORDON <i>Douglas Elliman</i>	RX-10572629	1984	2,497
2275 S. Ocean Blvd., 306 N	\$1,300,000	29-Oct	THOR BROWN <i>The Corcoran Group</i>	RX-10573530	1974	1,614
354 Chilean Ave., 3C	\$1,275,000	25-Oct	LINDA GARY <i>Linda A. Gary Real Estate</i>	RX-10572757	1983	1,225
170 N. Ocean Blvd., 208	\$1,210,000	25-Oct	BERNICE PESENTI <i>Douglas Elliman</i>	RX-10572797	1968	1,395
44 Coconut Row, 218B	\$1,199,000	21-Oct	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	RX-10571556	1956	1,226
455 Australian Ave., 3B	\$1,125,000	7-Oct	GRACE BROWN <i>Brown Harris Stevens</i>	RX-10567600	1949	1,204
170 N. Ocean Blvd., 210	\$1,060,000	4-Oct	GLORIA RODRIGUEZ-ALLSUP <i>Douglas Elliman</i>	RX-10566750	1968	1,395

LAND USE/CONSTRUCTION HIGHLIGHT

Landmarked Primavera Estate To Increase Indoor Space & Replace Landscape

AMC Custom Builders was issued the largest building permit in October. With Bridges, Marsh & Associates designing, the Residential New Construction project will entail a \$1.2 million upgrade to a landmarked estate located in Primavera Estates. The project includes increasing indoor space and adding second story square-footage to the main building at 322 Clarke Avenue. The plan will demolish and rebuild an existing accessory structure, provide new landscape, and renovate and add to the landmarked main structure that will decrease open space from 1,434 square feet to 1,3647 square feet.

Another permit-of-note issued in October was the \$1.11 million Commercial Alteration project at The Four Seasons Resort that will include adding two north and south mechanical chases, add four staircases to the north and south building pool deck access areas, and reconfigure the pool. Pro-max Restoration & Paint Corp. contracted the project and Leo A. Daly provided the site plan.

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
322 Clarke Ave.	\$1,200,000	8-Oct	AMC Custom Builders LLC	Bridges, Marsh & Associates	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS*

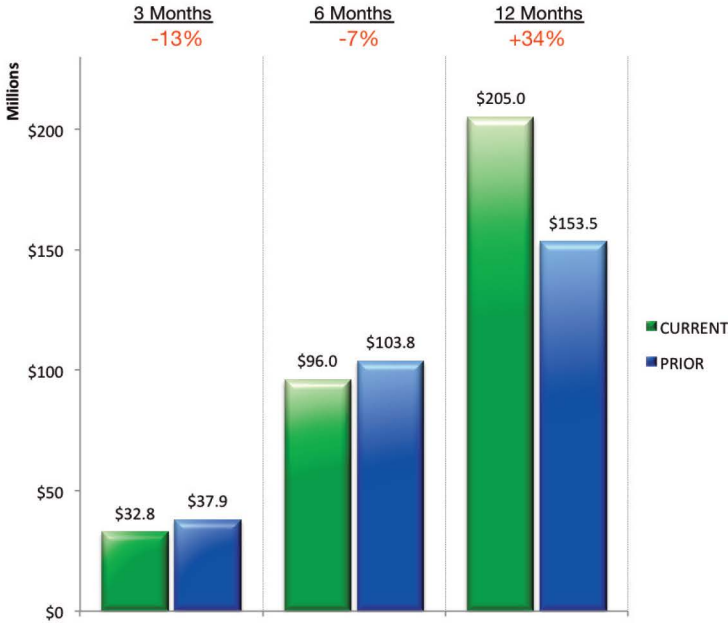
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
456 S. Ocean Blvd.	\$15,844,950	Mar-19	Seabreeze Building, LLC	Dailey Janssen Architects	Commercial Alteration
726 Hi Mount Road	\$12,239,741	Jul-19	Hedrick Brothers Construction	Raymond Jungles, Inc.	Residential New Construction
280 Sunset Ave.	\$7,997,500	Apr-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction
905 N. Ocean Blvd.	\$6,058,000	Mar-19	J5 Construction	La Berge & Menard	Residential New Construction
901 N. Ocean Blvd.	\$5,083,800	May-19	J5 Construction	Dailey Janssen Architects	Residential New Construction
301 Worth Ave.	\$5,000,000	Apr-19	Dickinson Cameron Construction	UNKNOWN	Commercial New Construction
1030 S. Ocean Blvd.	\$4,820,000	Feb-19	Rogers General Contracting	Stephen Boruff, AIA Architects + Planners	Residential New Construction
1404 N. Lake Way	\$4,500,000	Jul-19	Brennan Construction	Smith & Moore Architects	Residential New Construction
1338 N. Lake Way	\$4,000,000	Feb-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction
1700 S. Ocean Blvd.	\$3,750,000	Feb-19	Mark Timothy Inc.	Peacock + Lewis	Residential New Construction

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

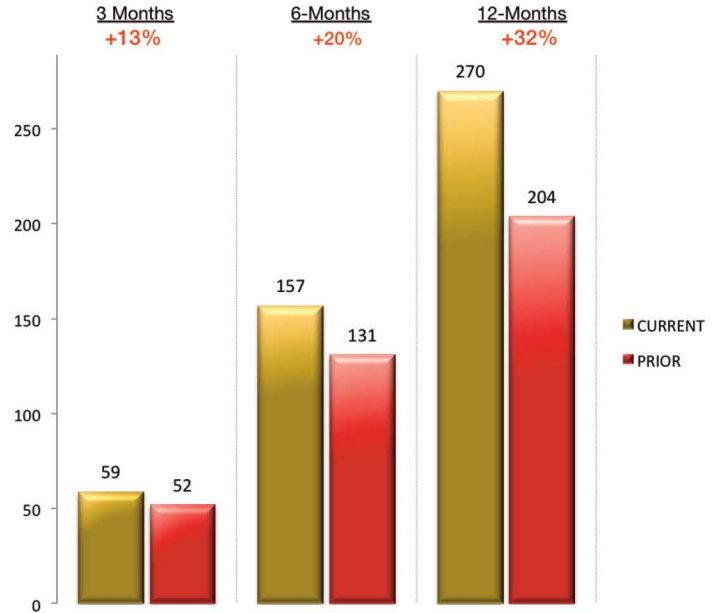
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

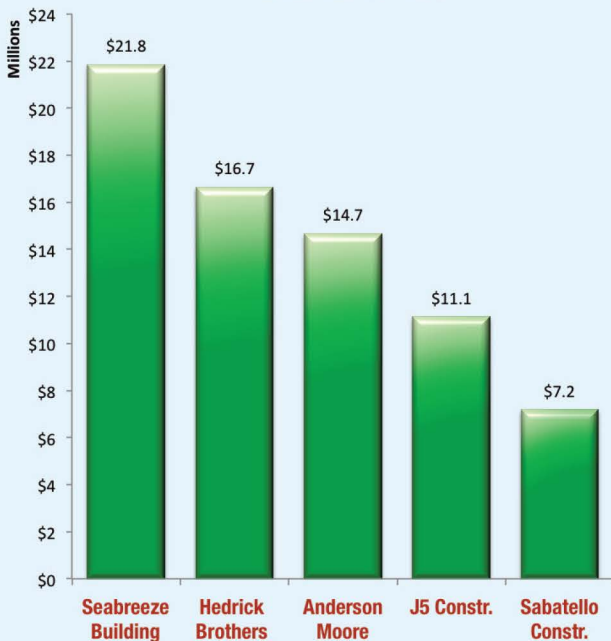
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



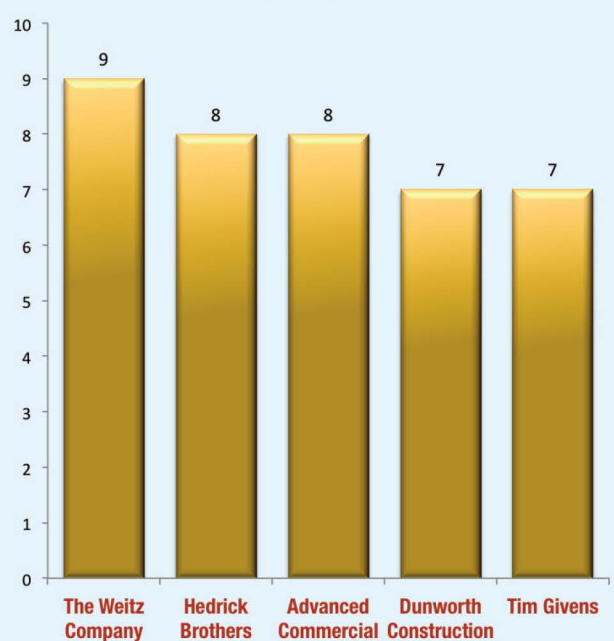
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS BY VALUE OF PROJECTS
LAST 12 MONTHS



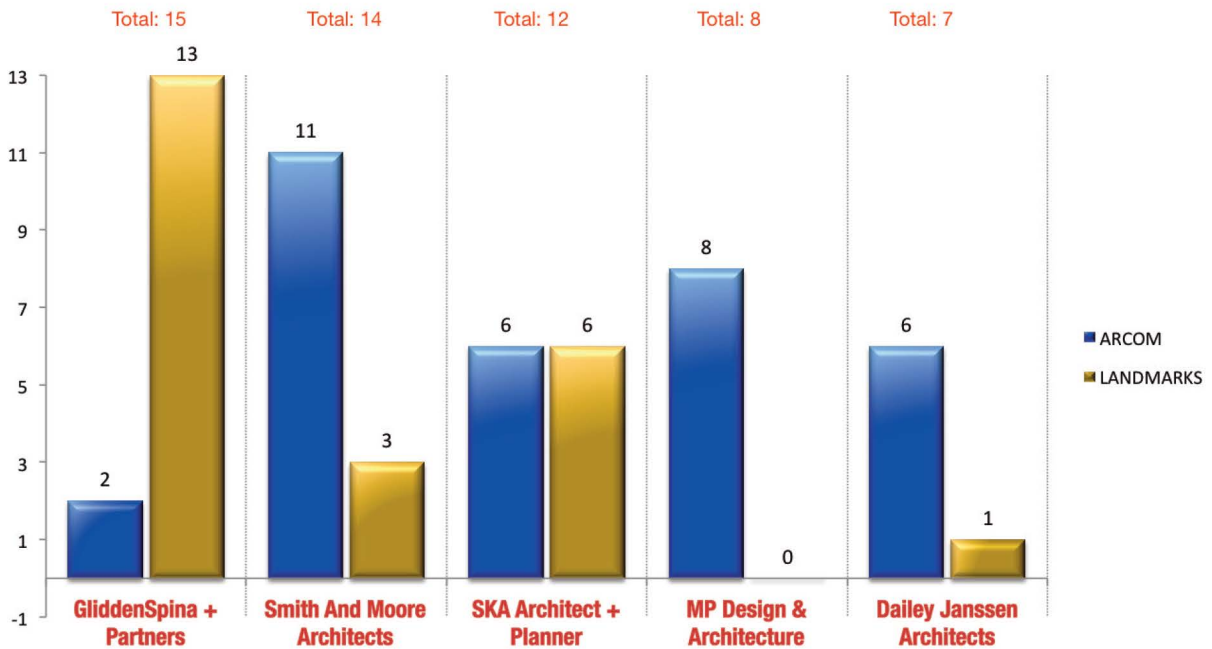
TOP 5 CONTRACTORS BY NUMBER OF PROJECTS
LAST 12 MONTHS



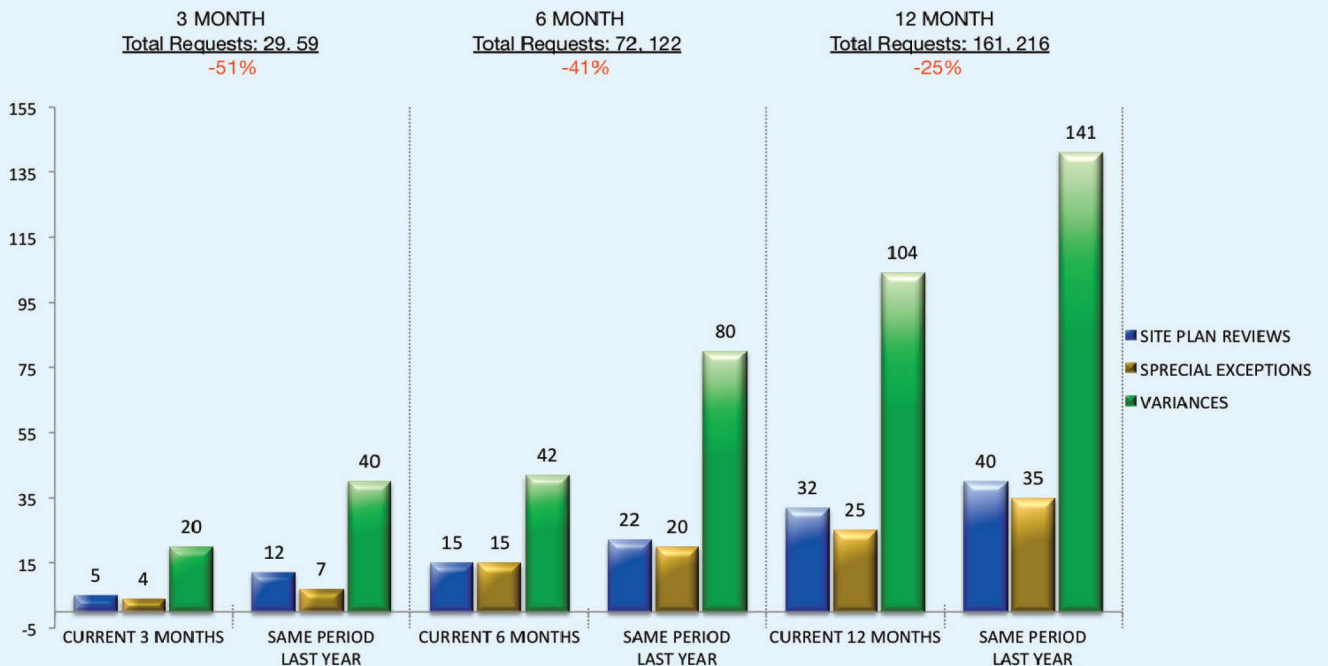
*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 OR MORE

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

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