

RABIDEAU LAW BRIEF

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

FEBRUARY 2017



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 the Court, <http://www.mypalmbeachclerk.com>
- Realtors® Association of the Palm Beaches Multiple Listings Service, <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

\$85M SEASIDE ESTATE PURCHASE ON BILLIONAIRES ROW TOPS THE CHART

1928 HOME ON SOUTH COUNTY LISTS FOR \$32.5M

While the number of \$1M-plus Single Family Homes sold in the last 12 months decreased by 3% as compared to the same time period for the previous year, the average selling price has increased 13%. The largest sale of the month, and of the past year was made by Lawrence Moens of Lawrence A. Moens Associates for the estate at 515 North County Road. The beach front property sold for \$85M. Mr. Moens was also the selling agent for the second highest sale last month at 1290 South Ocean. The 24 thousand square foot home was represented by Cristina Condon of Sotheby's International Realty and sold for \$34M.

The number of Single Family Home listings in the \$1M-plus category for the last three months increased by 34% as compared to the same time period last year. The median listing price increased by 10% from \$5.5M to \$6.1M within the last three months. The highest listing last month was represented by Cristina Condon of Sotheby's International Realty at \$32.5M for the property at 800 South County Road, built in 1928.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE - LAST MONTH

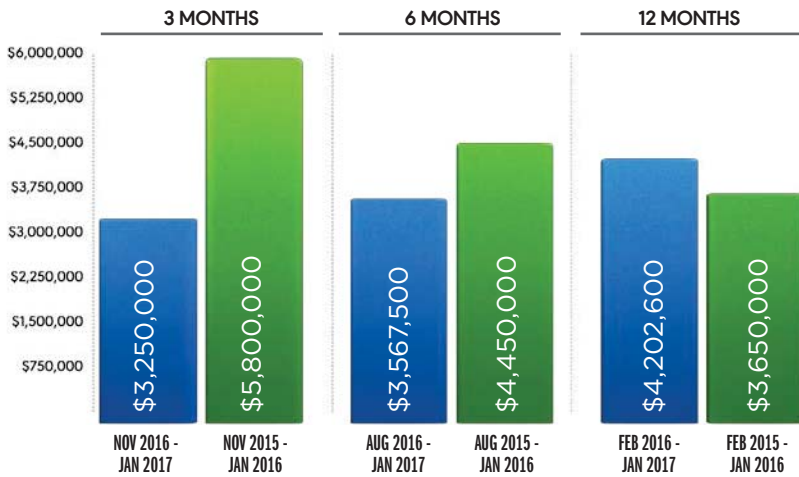
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
515 N. County Road	\$85,000,000	Jan-17	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	6318

TOP 10 LARGEST SINGLE FAMILY HOME SALES - LAST 12 MONTHS

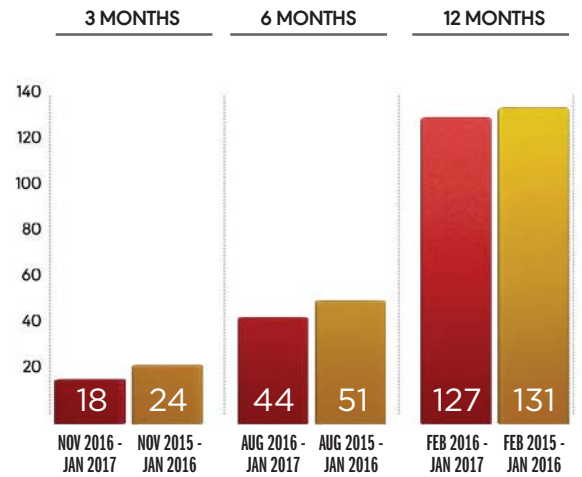
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
515 N. County Road	\$85,000,000	Jan-17	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	6318
1695 N. Ocean Way	\$43,700,000	Mar-16	JAMES MCCANN <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	58	15606
89 Middle Road	\$39,000,000	Apr-16	CAROLE HOGAN <i>Brown Harris Stevens</i>	JOHN PICKETT <i>Brown Harris Stevens</i>	1788	17874
6 Ocean Lane	\$37,000,000	Sep-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUSAN TURNER <i>Waterfront Properties</i>	181	12747
515 N. County Lane	\$34,344,900	Nov-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	43279
1290 S. Ocean Blvd.	\$34,000,000	Jan-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	264	18255
225 Indian Road	\$32,000,000	Feb-16	SUZANNE FRISBIE <i>The Corcoran Group</i>	UNKNOWN	NEW CONSTRUCTION	12445
900 N. Lake Way	\$25,500,000	May-16	PAULETTE KOCH <i>The Corcoran Group</i>	PAULETTE KOCH <i>The Corcoran Group</i>	414	12937
412 Brazilian Ave.	\$22,000,000	Feb-16	UNKNOWN	UNKNOWN	PRIVATE SALE	4431
400 Caribbean Road	\$16,465,000	Oct-16	SUZANNE FRISBIE <i>The Corcoran Group</i>	BETSEY HALL <i>Hall Real Estate</i>	290	8599

PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

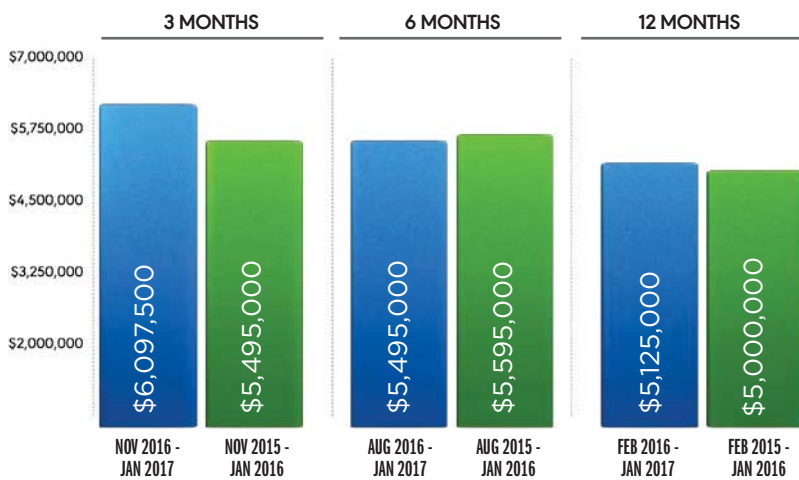
MEDIAN SOLD PRICE CURRENT YEAR VS. PRIOR YEAR



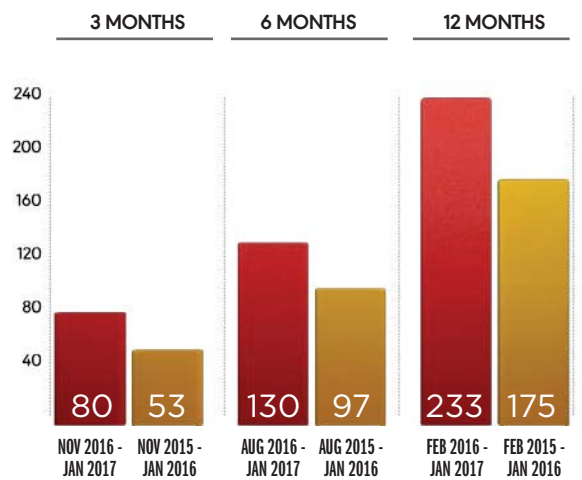
TOTAL HOMES SOLD CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE CURRENT YEAR VS. PRIOR YEAR



TOTAL HOMES LISTED CURRENT YEAR VS. PRIOR YEAR



SINGLE FAMILY HOME SALES - JANUARY 2017*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
515 N. County Road	\$85,000,000	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	6318
1290 S. Ocean Blvd.	\$34,000,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	264	18255
137 Peruvian Ave.	\$7,650,000	STEPHEN SIMPSON <i>The Fite Group</i>	MYRA MORRISON <i>Brown Harris Stevens</i>	320	6318
146 Gulfstream Road	\$7,300,000	JOHN PICKETT <i>Brown Harris Stevens</i>	JOHN PICKETT <i>Brown Harris Stevens</i>	56	5253
235 Garden Road	\$4,300,000	GARY POHRER <i>Douglas Elliman</i>	HEATHER BRETZLAFF <i>The Corcoran Group</i>	78	3662
211 Ocean Terrace	\$3,000,000	UNKNOWN	UNKNOWN	PRIVATE SALE	2216
202 Onondaga Ave.	\$2,050,000	MARY BOYKIN <i>Sotheby's International Realty</i>	WILLIAM MCMANUS <i>The Fite Group</i>	124	2241

SINGLE FAMILY HOMES - NEW TO THE MARKET - JANUARY 2017*

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
800 S. County Road	\$32,500,000	CRISTINA CONDON— <i>Sotheby's International Realty</i>	14397
12 Lagomar Road	\$16,950,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	6357
300 Ridgeview Drive	\$14,500,000	JAMES MCCANN— <i>The Corcoran Group</i>	7316
1284 N. Lake Way	\$13,575,000	LINDA GARY— <i>Linda A. Gary Real Estate</i>	5283
325 Chilean Ave.	\$12,500,000	LIZ KELLY— <i>Hall Real Estate</i>	7364
130 Clarendon Ave.	\$11,750,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	7736
120 Everglade Ave.	\$10,450,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	5500
255 Kenlyn Road	\$8,495,000	STEVE HALL— <i>Hall Real Estate</i>	5039
412 Brazilian Ave.	\$7,495,000	GARY POHRER— <i>Douglas Elliman</i>	4421
267 Dunbar Road	\$6,725,000	CHRIS DEITZ— <i>The Fite Group</i>	5236
1233 N. Ocean Way	\$6,295,000	WILLIAM YAHN— <i>The Corcoran Group</i>	4204
443 Seaview Ave.	\$6,200,000	BOBBY GOODNOUGH— <i>Linda A. Gary Real Estate</i>	4277
271 La Puerta Way	\$6,200,000	ELIZABETH DEWOODY— <i>The Corcoran Group</i>	4550
166 Everglade Ave.	\$4,950,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	3868
227 Ocean Terrace	\$4,750,000	ELIZABETH DEWOODY— <i>The Corcoran Group</i>	3071
246 Seminole Ave.	\$3,595,000	PAM SLOTKIN— <i>Brown Harris Stevens</i>	2998
222 Phipps Plaza	\$3,495,000	MARTIN CONROY— <i>The Fite Group</i>	3222
893 S. County Road	\$3,400,000	DARREN MAROTTA— <i>Engel & Volkers</i>	4280
2227 Ibis Isle Road	\$3,400,000	PAULETTE KOCH— <i>The Corcoran Group</i>	5184
143 Reef Road	\$3,400,000	GARY POHRER— <i>Douglas Elliman</i>	1904
401 Seaview Ave.	\$3,395,000	GARY POHRER— <i>Douglas Elliman</i>	2053
273 List Road	\$3,395,000	CRISTA RYAN— <i>Tina Fanjul Associates</i>	2543
209 Angler Ave.	\$3,375,000	LAWRENCE MOENS— <i>Lawrence A. Moens Associates</i>	1341
148 S. County Road	\$2,995,000	EDWARD CURRAN— <i>Brown Harris Stevens</i>	3444
337 Seabreeze Ave.	\$2,895,000	FERN FODIMAN— <i>Sotheby's International Realty</i>	2148
1534 N. Ocean Way	\$2,895,000	GARY LITTLE— <i>The Fite Group</i>	2276
251 Orange Grove Road	\$2,850,000	CRISTA RYAN— <i>Tina Fanjul Associates</i>	1837
1464 N. Ocean Blvd.	\$2,185,000	ELIZABETH CLECKNER— <i>The Corcoran Group</i>	1859
251 Atlantic Ave.	\$1,495,000	DANA KOCH— <i>The Corcoran Group</i>	1104
217 Oleander Ave.	\$1,350,000	TIERNEY OHARA— <i>Valore Group Real Estate</i>	918

* OVER \$1 MILLION
Advertisement

REAL ESTATE HIGHLIGHT: CONDO/CO-OP/TOWNHOUSES

CAMBRIDGE HOME BRINGS \$5.7M

NUMBER OF CONDOS SOLD AND MEDIAN SALES PRICE INCREASE 30%

Both the average median price and the number of condominiums sold during the last three months in the \$1M-plus category increased by 30% as compared to the same time period last year. The median price increased from \$1.9M to \$2.7M, and the number of sold condominiums, co-ops and townhouses increased from 16 to 23 properties. The highest sale last month was represented by Toni Hollis of the The Fite Group for the Cambridge townhouse at 180 Sunset Avenue selling at \$5.7M. In addition, two more properties around the five million mark that sold in January include the L'eritmage penthouse on Bradley Place, selling for \$5.4M and a condominium at The Villas on 425 Worth Avenue, sold at \$4.8M. The properties were represented by Paulette Koch of the Corcoran Group and Linda Olsson of Linda R. Olsson, respectively, and were sold by Lawrence Moens of Lawrence A. Moens Associates and Whitney McGurk of Brown Harris Stevens.

The number of Condo, Co-op and Townhouse listings for the last three-month, six-month, and 12-month periods have increased in amount and median price average as compared to the same time period last year. Most notably was the 30% increase in the listing price average during November through January. Phyllis Small of Palm Beach Real Estate provided the highest listing last month for The Casa Encantada Italian Villa at 150 Bradley Place, listed at \$10.5M

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CONDO/CO-OP/TOWNHOUSE

LARGEST CONDO/CO-OP/TOWNHOUSE SALE - LAST MONTH

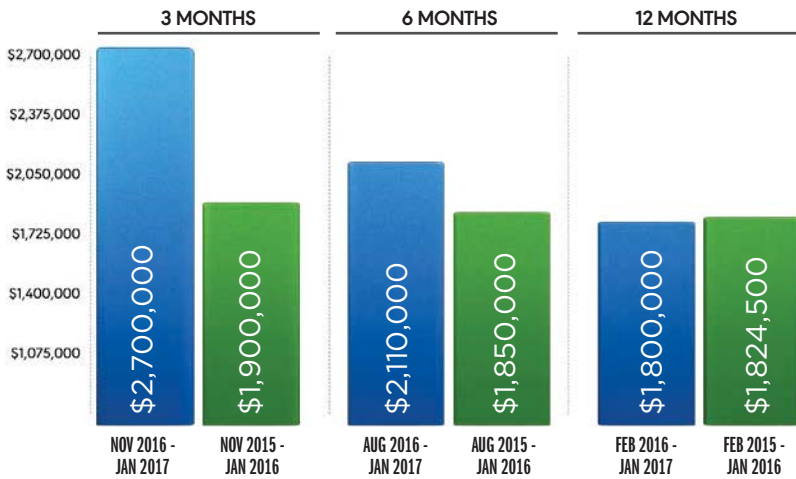
ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
180 Sunset Ave.	\$5,650,000	TONI HOLLIS <i>The Fite Group</i>	TONI HOLLIS <i>The Fite Group</i>	854	4724

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

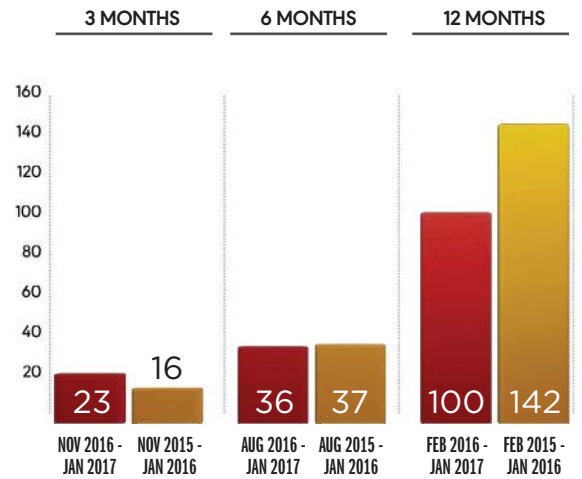
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
102 Gulfstream Road	\$13,900,000	Sep-16	UNKNOWN	UNKNOWN	PRIVATE SALE	6531
2 N. Breakers Row, S44	\$10,225,000	May-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	633	3368
184 Bradley Place, 101/102	\$8,954,379	Jun-16	UNKNOWN	UNKNOWN	PRIVATE SALE	5425
310 Atlantic Ave.	\$6,975,000	May-16	UNKNOWN	UNKNOWN	PRIVATE SALE	3897
2 N. Breakers Row, N42	\$6,798,000	Nov-16	CAROLE KOEPEL <i>Sotheby's International Realty</i>	CRISTINA CONDON <i>Sotheby's International Realty</i>	230	3020
176 Sunset Ave.	\$5,900,000	May-16	TONI HOLLIS <i>The Fite Group</i>	LIZA PULTZER <i>Brown Harris Stevens</i>	606	4724
180 Sunset Ave.	\$5,650,000	Jan-17	TONI HOLLIS <i>The Fite Group</i>	TONI HOLLIS <i>The Fite Group</i>	854	4724
200 Bradley Place, PH3	\$5,400,000	Jan-17	PAULETTE KOCH <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	3290	2536
421 Brazilian Ave.	\$4,600,000	Dec-16	PAULETTE KOCH <i>The Corcoran Group</i>	ANN SUMMERS <i>Brown Harris Stevens</i>	59	2786
164 Sunset Ave.	\$4,202,557	Mar-16	CHRIS DEITZ <i>The Fite Group</i>	CRISTA FANJUL RYAN <i>Tina Fanjul Associates</i>	105	4831

PALM BEACH AT A GLANCE - CONDO/CO-OP/TOWNHOUSES

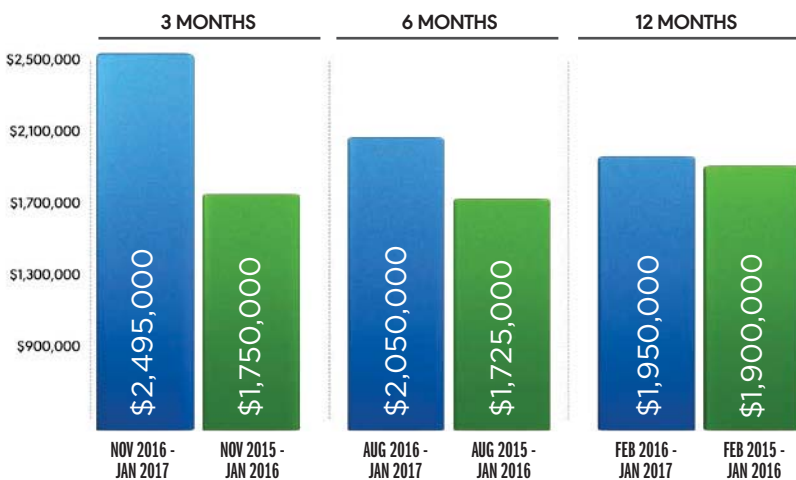
**MEDIAN SOLD PRICE
CURRENT YEAR VS. PRIOR YEAR**



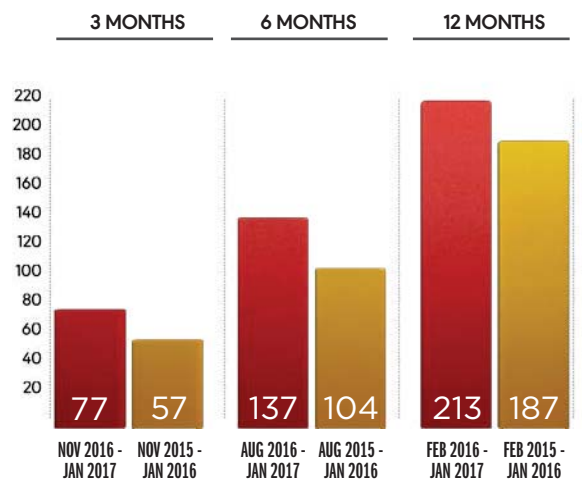
**TOTAL CONDOS SOLD
CURRENT YEAR VS. PRIOR YEAR**



**MEDIAN LIST PRICE
CURRENT YEAR VS. PRIOR YEAR**



**TOTAL CONDOS LISTED
CURRENT YEAR VS. PRIOR YEAR**



CONDO/CO-OP/TOWNHOUSE SALES – JANUARY 2017

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
180 Sunset Ave.	\$5,650,000	TONI HOLLIS—The Fite Group	TONI HOLLIS—The Fite Group	854	4724
200 Bradley Place, PH3	\$5,400,000	PAULETTE KOCH—The Corcoran Group	LAWRENCE MOENS—Lawrence A. Moens Associates	134	3290
425 Worth Ave., 4C	\$4,775,000	LINDA OLSSON—Linda R. Olsson	WHITNEY MCGURK—Brown Harris Stevens	153	2637
100 Worth Ave., 311A	\$3,250,000	UNKNOWN	UNKNOWN	PRIVATE SALE	2124
184 Bradley Place, 304	\$2,700,000	LAWRENCE MOENS—Lawrence A. Moens Associates	DANA KOCH—The Corcoran Group	703	3215
100 Worth Ave., 307	\$1,925,900	DAN MCCLURE—Brown Harris Stevens	CHRISTIAN ANGLE—Christian Angle Real Estate	242	1539
311 Cocoonut Row, 102	\$1,025,000	ROBIN DONNELLEY—The Fite Group	JUDGE MOSS—Sotheby's International Realty	189	1666
3400 S. Ocean Blvd., 4E1	\$870,000	SUSAN STERNFELD—Scott Gordon Realty	SCOTT GORDON—Scott Gordon Realty Associates	52	2000
3250 S. Ocean Blvd., 303N	\$700,000	ALBERTO ESQUENAZI—Marina Realty Group	CYNTHIA NALLEY—Sun Realty USA	21	1900
44 Cocoonut Row, 522B	\$850,000	CAPPY ABRAHAM—Palm Beach Residential Properties	RICHARD STEINBERG—Douglas Elliman	169	1272
250 Bradley Place, 402	\$550,000	DANA KOCH—The Corcoran Group	TODD PETER—Sotheby's International Realty	78	871
2778 S. Ocean Blvd., 204N	\$485,000	STEPHANIE LEFES—Sotheby's International Realty	STEPHANIE LEFES—Sotheby's International Realty	107	2266
44 Cocoonut Row, 107A	\$375,000	MARY BOYKIN—Sotheby's International Realty	JOSEPH DEFINA—Sotheby's International Realty	146	1197
301 Australian Ave., 226	\$369,500	THOMAS SALOMONE—Real Estate II	JOAN MESSING—Douglas Elliman	UNKNOWN	525
3581 S. Ocean Blvd., 5E	\$326,000	STACY BEYDA—Berkshire Hathaway	SCOTT PORTER—John P. O'Grady	26	1359
44 Cocoonut Row, 416B	\$265,000	CAPPY ABRAHAM—Palm Beach Residential Properties	CAPPY ABRAHAM—Palm Beach Residential Properties	83	580
3545 S. Ocean Blvd., 202	\$223,000	ELIONORA DUDAYEVA—Chance Realty	DANIEL COLANGELO—Douglas Elliman	146	1036
3589 S. Ocean Blvd., 810	\$220,000	MARK HIRST—Realty Associates	DANIEL COLANGELO—Douglas Elliman	15	1016
2860 S. Ocean Blvd., 411	\$178,000	ELIZABETH HOADLEY—Keller Williams Realty	ELIZABETH HOADLEY—Keller Williams Realty	245	1180
2840 S. Ocean Blvd., 410	\$172,500	LINDA ESSIG—Valore Group Real Estate	LINDA ESSIG—Valore Group Real Estate	36	700
3575 S. Ocean Blvd., 109	\$165,000	ANN CORBIN—Lang Realty	RICHARD HELLER—United Realty Group	546	1098
3545 S. Ocean Blvd., 316	\$154,900	DEBBIE SMITHER—ERA Home Run Real Estate	FRANK GIACOMELLI—Palm Beach Brokers Group	161	1036
2840 S. Ocean Blvd., 223	\$84,900	RONALD SCHULMAN—Majestic Palms Realty	YOUNG KIM—The Corcoran Group	8	700
4500 S. Ocean Blvd., 208	\$77,000	JUDITH LYONS—The Fite Group	MARISIA ANTONIA PETIT FRERE—Dale Sorenson RE Brevard	59	305
4001 S. Ocean Blvd., 302	\$74,000	AULI BELIAEV—Brown Harris Stevens	AULI BELIAEV—Brown Harris Stevens	173	430
235 Sunrise Ave., 2024	\$71,000	WAHKUNA VEGA-FARRELL—Douglas Elliman	MICHAEL GRAMMEN—RE/MAX Direct	108	271
3500 S. Ocean Blvd., 211	\$69,900	MADLYN MCKENDRY—The Corcoran Group	MADLYN MCKENDRY—The Corcoran Group	226	386

CONDO/CO-OP/TOWNHOUSES NEW TO THE MARKET – JANUARY 2017*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	LIVING SQ. FT.
150 Bradley Place, 308	\$10,500,000	PHYLLIS SMALL—Palm Beach Real Estate	2300
230 Brazilian Ave., A	\$7,195,000	BETSEY HALL—Hall Real Estate	4671
152 Sunset Ave., A	\$5,300,000	PAULETTE KOCH—The Corcoran Group	4350
2000 S. Ocean Blvd., 308/309	\$4,500,000	KAREN DONNELLY—The Fite Group	5664
2600 S Ocean Blvd., 501/508	\$4,400,000	SCOTT GORDON—Scott Gordon Realty Associates	3952
300 S. Ocean Blvd., 4B	\$4,299,000	LIZA PULTIZER—Brown Harris Stevens	2042
249 Seminole Ave., 249	\$3,995,000	GARY POHRER—Douglas Elliman	3260
2770 S. Ocean Blvd., 202N	\$3,375,000	SCOTT GORDON—Scott Gordon Realty Associates	5000
2770 S. Ocean Blvd., 503S	\$3,250,000	DANA KOCH—The Corcoran Group	4370
2100 S. Ocean Blvd., 208S	\$3,150,000	DANA KOCH—The Corcoran Group	3264
2100 S. Ocean Blvd., 605S	\$2,998,000	BRANDON TATE—Coldwell Banker	3300
330 S. Ocean Blvd., 5A	\$2,895,000	JEFF CLONINGER—Sotheby's International Realty	2454
3100 S. Ocean Blvd., 705N	\$2,700,000	PAULETTE KOCH—The Corcoran Group	4827
100 Sunrise Ave., 202	\$2,695,000	DANA KOCH—The Corcoran Group	1646
2660 S. Ocean Blvd., 303W	\$2,195,000	JUDITH LYONS—The Fite Group	2918
100 Worth Ave., 404	\$1,999,000	KAREN DONNELLY—The Fite Group	1500
100 Worth Ave., PH15	\$1,900,000	CHRISTINE FRANKS—Wilshire International Realty	1590
2580 S. Ocean Blvd., 2A7	\$1,850,000	SCOTT GORDON—Scott Gordon Realty Associates	2464
2660 S. Ocean Blvd., 404N	\$1,675,000	MICHAEL BERNARD HARRIS—Douglas Elliman	2606
150 Bradley Place, 411	\$1,595,000	LAWRENCE MOENS—Lawrence A. Moens Associates	1548
2000 S. Ocean Blvd., 305S	\$1,495,000	JOAN WENZEL—Douglas Elliman	2816
2500 S. OCEAN Blvd., 3D4	\$1,460,000	CONNIE STEIN—The Fite Group	2590
2100 S. OCEAN Blvd., 306N	\$1,399,000	KAREN DONNELLY—The Fite Group	2385
2100 S. Ocean Blvd., 307S	\$1,345,000	CRISTINA CONDON—Sotheby's International Realty	2385
4000 S. Ocean Blvd., 604	\$1,250,000	HORST HOHL—BEX Realty	2300
2160 Ibis Isle Road, 50	\$1,245,000	MATTHEW NATALE—Donohue Real Estate	2592
225 Everglade Ave., 30	\$1,200,000	LIZA PULTIZER—Brown Harris Stevens	1117
3440 S. Ocean Blvd., 501N	\$1,050,000	KATHRYN BADAL—Scott Gordon Realty Associates	2078

* OVER \$1 MILLION

LAND USE/CONSTRUCTION HIGHLIGHT

PALM BEACH TOWERS IN LINE FOR \$1.6M ALTERATION

SKA ARCHITECT + PLANNER HAS MOST COMMISSION APPEARANCES IN JANUARY, AND FOR THE YEAR

Last month the Town Of Palm Beach building permit with the highest valuation in the \$100K-plus category was pulled by Hedrick Brothers Construction for a \$1.6M Palm Beach Towers residential alteration at 44 Cocoanut Row. Of the six \$100K-plus permits pulled in January for new construction, two of them were pulled by Tim Givens Building & Remodeling for new buildings on 221 Orange Grove Road and 175 Via Palma. Tim Givens Building & Remodeling has pulled the most permits in the \$100K-plus category in the last 12 months, and is also in the top five for permit valuations.

In the last 12 months the Palm Beach Town Council has responded to 185 Land Use Applications as compared to 189 for the same period of the previous year; while January's Land Use Applications were significantly higher than January, 2016, at 49 vs. 61. This last month SKA Architect + Planner appeared twice before ARCOM for Project Reviews of plans for two new residential buildings on Via Vizcaya. SKA Architect + Planner also had the highest number of appearances before the ARCOM and Landmark Preservation commissions over the last 12 months, with 13 ARCOM reviews and seven Landmark Preservation applications, for a total of 20 commission appearances.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH - JANUARY 2017*

TYPE	ADDRESS	VALUE	CONTRACTOR/APPLICANT	ARCHITECT
Residential Alteration	44 Cocoanut Row	\$1,560,000	Hedrick Brothers Construction	UNKNOWN

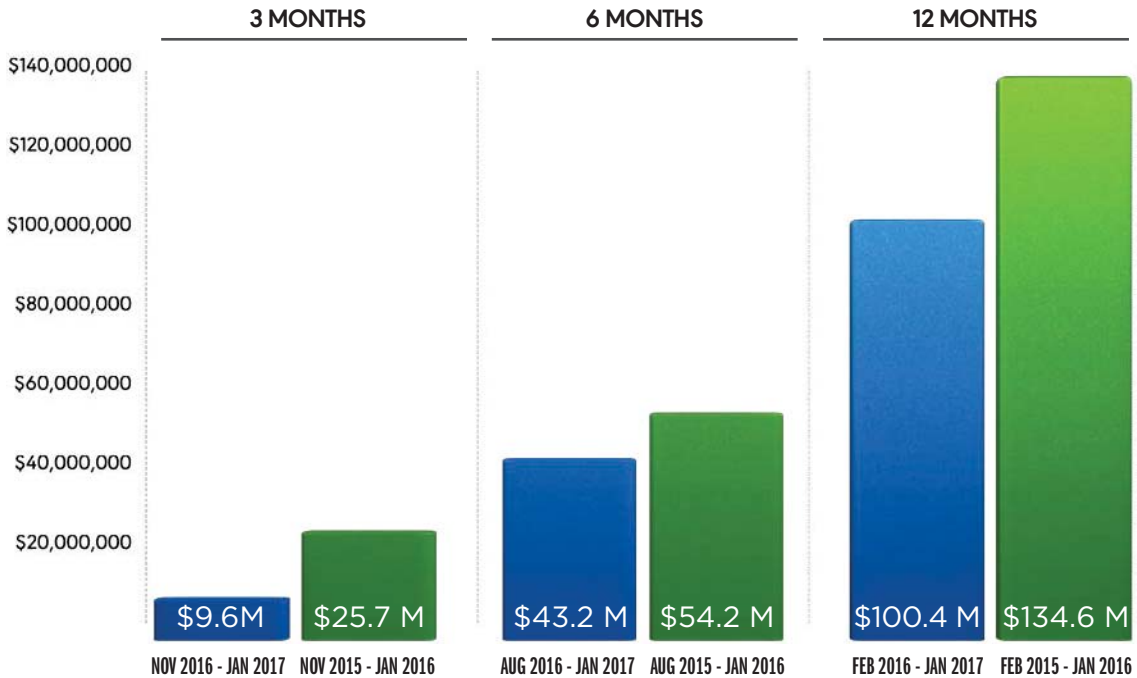
TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS*

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR/APPLICANT	ARCHITECT
2800 S. Ocean Blvd.	\$11,255,825	Oct-16	Coastal Construction Company	Leo A. Daily
530 S. Ocean Blvd.	\$7,750,000	Aug-16	Davis General Contracting	Smith & Moore Architects
255 S. County Road	\$5,407,005	May-16	Anderson Moore Construction	GliddenSpina + Partners
755 N. County Road	\$5,374,250	May-16	The Weitz Company	Peacock + Lewis
1 S. County Road	\$4,165,700	Mar-16	The Weitz Company	Peacock + Lewis
1610 N. Ocean Blvd.	\$3,640,619	Nov-16	Straticon	Daily Janssen Architects
204 Via Del Mar	\$3,004,000	Aug-16	Euro Construction Services	Smith & Moore Architects
1 S. County Road	\$2,765,100	Jun-16	The Weitz Company	Peacock + Lewis
200 S. Ocean Blvd.	\$1,800,000	Feb-16	Tim Givens Building & Remodeling	Smith & Moore Architects
608 Island Drive	\$1,746,225	Sep-16	Malasky Homes	Malasky Homes

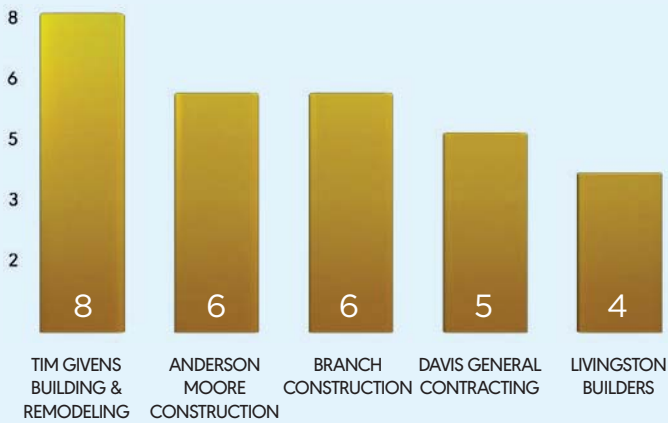
*PERMITS: RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, COMMERCIAL ALTERATION

LAND USE/CONSTRUCTION

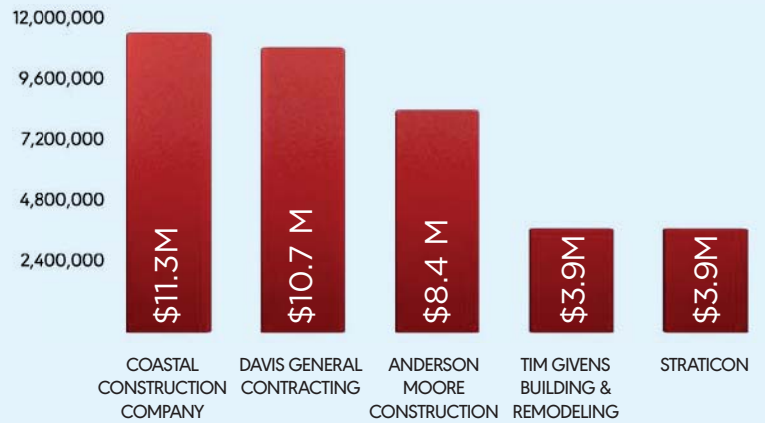
BUILDING PERMITS OVER \$100K*



TOP 5 CONTRACTORS BY VOLUME OF PERMITS - LAST 12 MONTHS*
(FEBRUARY 2016 - JANUARY 2017)



TOP 5 CONTRACTORS BY VALUE OF PERMITS - LAST 12 MONTHS*
(FEBRUARY 2016 - JANUARY 2017)

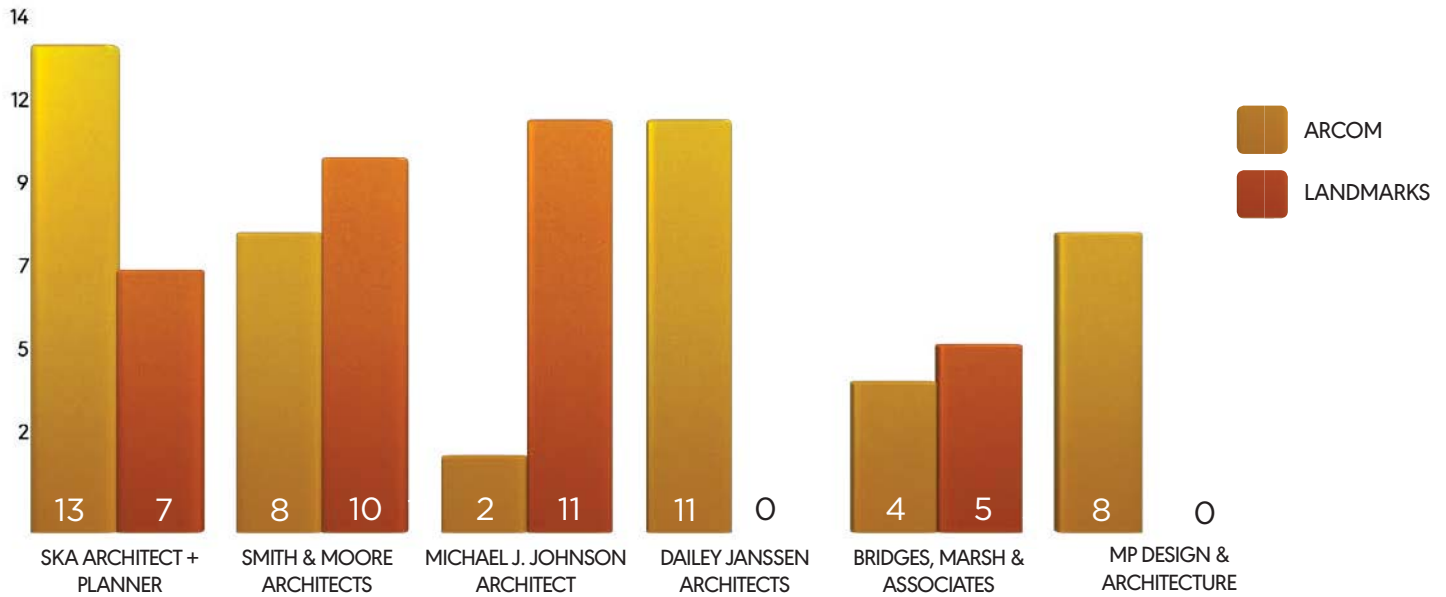


* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

LAND USE/CONSTRUCTION

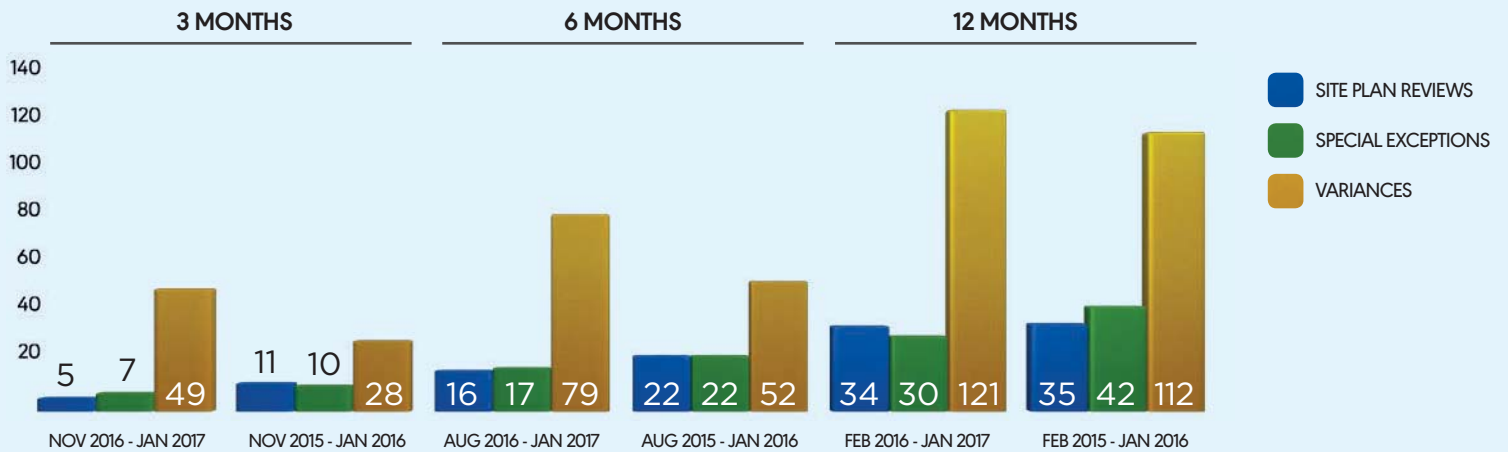
TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS*

(CURRENT YEAR: FEBRUARY 2016 - JANUARY 2017)



TOTAL LAND USE APPLICATIONS

(CURRENT VS PRIOR YEAR)



* INITIAL APPEARANCES NOT INCLUDING LANDSCAPE AND HARDSCAPE APPEARANCES

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