

RABIDEAU LAW BRIEF

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

JULY 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

RESTORED & REDESIGNED ESTATES BRING \$36M & \$24M

RENOVATED ADAMS ADDITION PROPERTY PRICED AT \$7M

June Single Family Home sales bolstered the summer real estate market with twenty-four Single Family Homes closing in the \$1M-plus category, including a restored home designed in 1923 by Addison Mizner and a 1937 estate redesigned by Peter Marina. The Mizner estate at 640 South Ocean Boulevard made the Top 10 Sales list of the last 12 months and was closed by Maureen Woodward of Brown Harris Stevens for \$36.1 million. The second highest Single Family Home Sale of the month was the re-designed 1565 North Ocean Way property closed by Suzanne Frisbie of The Corcoran Group for \$23.7 million. Both properties were listed by Cristina Condon of Sotheby's International Realty.

The number of New To The Market Homes in the \$1M-plus category has consistently increased over the last three-, six-, and 12-month spreads, with the current annual increase at 16%, representing 238 properties. However, the median asking price dipped 10% during the last three month spread. The month of June contributed positively to the pricing average mix, with several homes listing over \$3 million, notably, a \$7.3 million listing at 110 Wells Road. The renovated Adams Addition property now includes approximately 6493 square feet of living space and was listed by Dana Koch of The Corcoran Group.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE - LAST MONTH

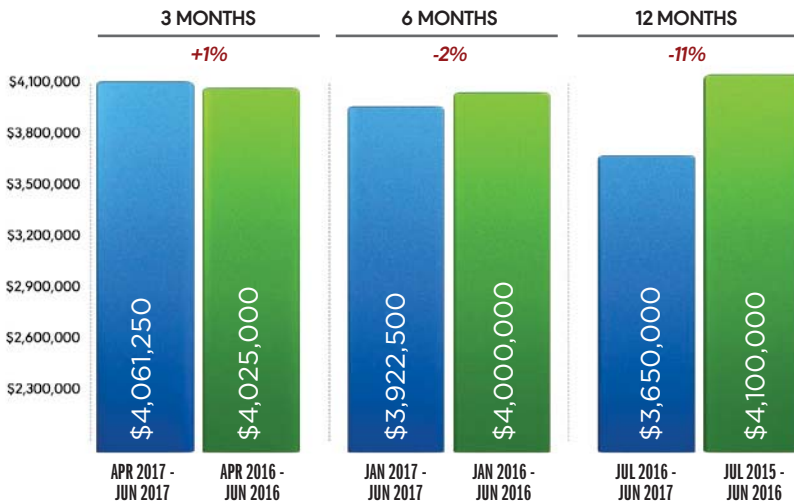
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
640 S. Ocean Blvd.	\$36,149,781	UNKNOWN	CRISTINA CONDON <i>Sotheby's International Realty</i>	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	194	11735

TOP 10 LARGEST SINGLE FAMILY HOME SALES - LAST 12 MONTHS

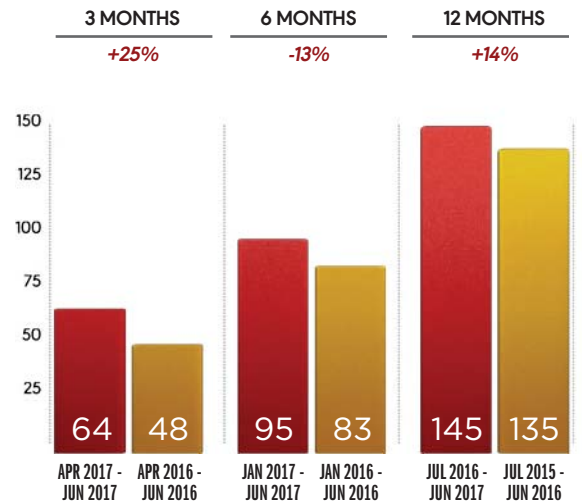
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/ AGENCY	SELLING AGENT/ AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1290 S. Ocean Blvd.	\$85,000,000	Jan-17	UNKNOWN	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	6318
60 Blossom Way	\$77,060,000	Apr-17	UNKNOWN	UNKNOWN	PRIVATE SALE	18452
101 Indian Road	\$49,000,000	Feb-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	76	18300
6 Ocean Lane	\$37,000,000	Sep-16	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUSAN TURNER <i>Waterfront Properties</i>	181	12747
640 S. Ocean Blvd.	\$36,149,781	Jun-17	CRISTINA CONDON <i>Sotheby's International Realty</i>	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	194	11735
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
100 Casa Bendita	\$34,000,000	May-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	178	10582
225 Indian Road	\$32,000,000	Feb-17	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	SPEC HOME	12,445
1330 S. Ocean	\$31,590,000	Apr-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LINDA GARY <i>Linda A. Gary Real Estate</i>	147	12101
8 S. Lake Trail	\$27,000,000	May-17	TONI HOLLIS <i>The Fite Group</i>	CHRIS DEITZ <i>The Fite Group</i>	PRIVATE SALE	9918

PALM BEACH AT A GLANCE - SINGLE FAMILY HOMES

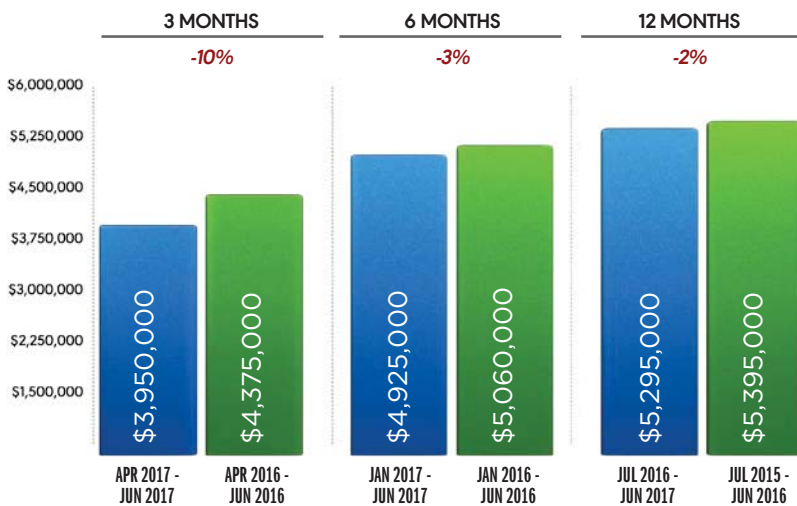
MEDIAN SOLD PRICE* CURRENT YEAR VS. PRIOR YEAR



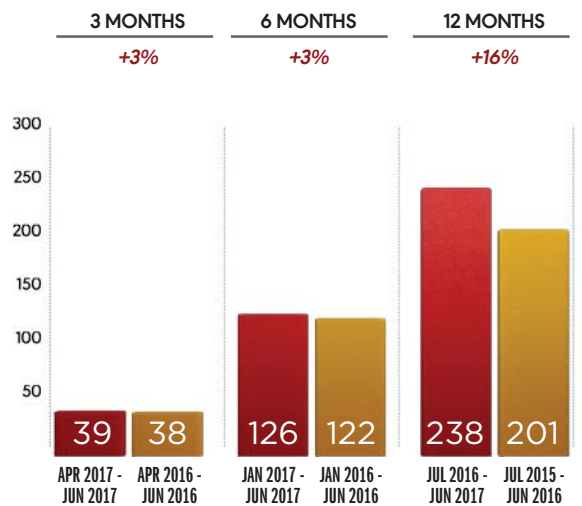
TOTAL HOMES SOLD* CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE* CURRENT YEAR VS. PRIOR YEAR



TOTAL HOMES LISTED* CURRENT YEAR VS. PRIOR YEAR



* \$1 MILLION AND ABOVE

SINGLE FAMILY HOME SALES - JUNE 2017*

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
640 S. Ocean Blvd.	\$36,149,781	CRISTINA CONDON—Sotheby's International Realty	MAUREEN WOODWARD—Brown Harris Stevens	194	11735
1565 N. Ocean Way	\$23,700,000	CRISTINA CONDON—Sotheby's International Realty	SUZANNE FRISBIE—The Corcoran Group	435	7657
11 Via Vizcaya	\$12,953,800	LAWRENCE MOENS—Lawrence A. Moens Associates	SHEILA CROSBY—Sotheby's International Realty	PRIVATE SALE	7542
304 Garden Road	\$11,750,000	SUZANNE FRISBIE—The Corcoran Group	UNKNOWN	PRIVATE SALE	9100
201 Banyan Road	\$9,000,000	UNKNOWN	UNKNOWN	PRIVATE SALE	7000
1185 N. Lake Way	\$7,900,000	LAWRENCE MOENS—Lawrence A. Moens Associates	SUZANNE FRISBIE—The Corcoran Group	79	4444
1086 N. Ocean Blvd.	\$6,500,000	KIM RAICH—Sotheby's International Realty	KIM RAICH—Sotheby's International Realty	PRIVATE SALE	6175
209 Via Tortuga	\$6,185,000	KIM RAICH—Sotheby's International Realty	UNKNOWN	243	4717
202 Garden Road	\$5,730,000	GREGORY GIULIANO—The Fite Group	UNKNOWN	340	5500
227 Miraflores Drive	\$5,500,000	PAULA WITTMANN—The Fite Group	PAULETTE KOCH—The Corcoran Group	106	3811
301 Via Linda	\$5,020,000	CHRISTIAN ANGLE—Christian Angle Real Estate	DARREN MAROTTA—Engel & Volkers Palm Beach	416	3798
232 Seabreeze Ave.	\$4,200,000	ROSALIND CLARKE—The Corcoran Group	CRISTA RYAN—Tina Fanjul Associates	507	3208
115 Via Palma	\$3,650,000	UNKNOWN	UNKNOWN	PRIVATE SALE	3613
240 Atlantic Ave.	\$3,250,000	WILLIAM SNED—Sned Realty	CATHY CASELLA—Brown Harris Stevens	463	3140
269 Miraflores Drive	\$3,000,000	ANNE CARMICHAEL—Brown Harris Stevens	WALLY TURNER—Sotheby's International Realty	430	4386
152 Chilean Ave.	\$2,900,000	UNKNOWN	UNKNOWN	PRIVATE SALE	3620
209 Angler Ave.	\$2,895,000	LAWRENCE MOENS—Lawrence A. Moens Associates	LAWRENCE MOENS—Lawrence A. Moens Associates	155	2486
255 Plantation Road	\$2,850,000	STEVE DAVIS—Douglas Elliman	CRISTA RYAN—Tina Fanjul Associates	356	3078
259 Clarke Ave.	\$2,650,000	UNKNOWN	UNKNOWN	PRIVATE SALE	5324
401 Seaview Ave.	\$2,650,000	GARY POHRER—Douglas Elliman	GARY POHRER—Douglas Elliman	64	2465
209 Sandford Ave.	\$2,600,000	TONY ANGIULI—Q Properties	JAMES MCCANN—The Corcoran Group	2	3299
274 Orange Grove Road	\$1,625,000	GARY POHRER—Douglas Elliman	GARY POHRER—Douglas Elliman	185	2523
217 Oleander Ave.	\$1,145,000	TIERNEY O'HARA—Valore Group Real Estate	TIERNEY O'HARA—Valore Group Real Estate	128	918

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

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	MLS NUMBER	LIVING SQ. FT.
110 Wells Road	\$7,250,000	DANA KOCH—The Corcoran Group	RX-10344658	6493
233 El Pueblo Way	\$5,900,000	CHRISTINE FRANKS—Wilshire International Realty	RX-10345962	4737
130 Algoma Road	\$3,995,000	PHATAVANH OLSEN—Douglas Elliman	RX-10342852	2344
240 Ocean Terrace	\$3,950,000	ELIZABETH DEWOODY—The Corcoran Group	RX-10339982	2569
168 Reef Road	\$2,350,000	BARRY GUTKNECHT—Mirsky Realty Group	RX-10345201	2838
258 Country Club Road	\$2,200,000	MAHNAZ WHELTON—Sotheby's International Realty	PBB: 17-1351	2185
265 Park Ave.	\$1,465,000	ANDREW THOMKA-GAZDIK—Sotheby's International Realty	PBB: 17-1430	1950

REAL ESTATE HIGHLIGHT: CONDO/CO-OP/TOWNHOUSES

PROPERTIES SELL FOR \$3M-PLUS ON SLOANS CURVE & GRACE TRAIL

LINDA R. OLSSON, INC. ASKING \$10M FOR WORTH AVENUE PENTHOUSE

Two properties in the Condo/Co-op/Townhouse category sold for over \$3 million each in June. The 4632 square-foot town home located at 11 Sloans Curve Drive was listed by Monique Matheson of Monique Matheson Properties, and was sold by Karen Donnelly of the Fite Group for \$3.8 million; while the Bienestar condominium Unit 2 at 151 Grace Trail, listed by Christian Angle of Christian Angle Real Estate, was sold by Mimi Vail of Engel & Volkers Palm Beach for \$3.1 million. Additionally, there were 14 properties altogether that sold for \$1M or more. While the median price for condominiums in the \$1M-plus category has decreased by 12% for the last three month period, a total of 61 properties was sold during the last three months as compared to 37 during the same period the prior year, a 38% increase in volume. The trajectory for volume of condominiums sold across 12-month, 6-month, and 3-months, shows 12, 23, and 39 percentage increases, consecutively.

Linda Olsson of Linda R. Olsson, Inc. helped push up the price point of New To The Market condominiums with her listing of Penthouse C at 425 Worth Avenue for \$9.7 million. Additionally, there were 17 new June listings altogether in the \$1M-plus category, and seven of those were priced above \$2 million, helping to keep the listing price increased at 22% for the last three months. There were just about as many new listings as closings during the last three months, at 54 and 60; and during the last 12 months there were 242 new listings altogether in the \$1M-plus category, a 26% increase over the prior year.

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CONDO/CO-OP/TOWNHOUSE

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

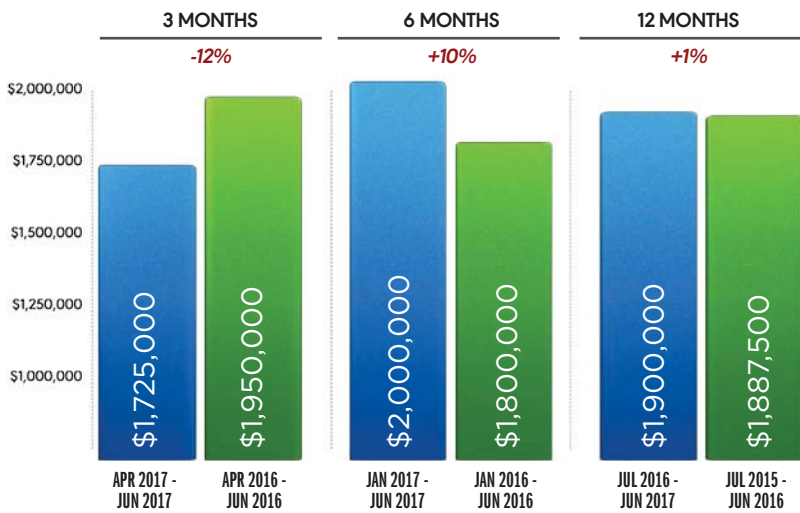
ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
11 Sloans Curve Drive	\$3,806,000	MONIQUE MATHESON <i>Monique Matheson Properties</i>	KAREN DONNELLY <i>The Fite Group</i>	200	4632

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

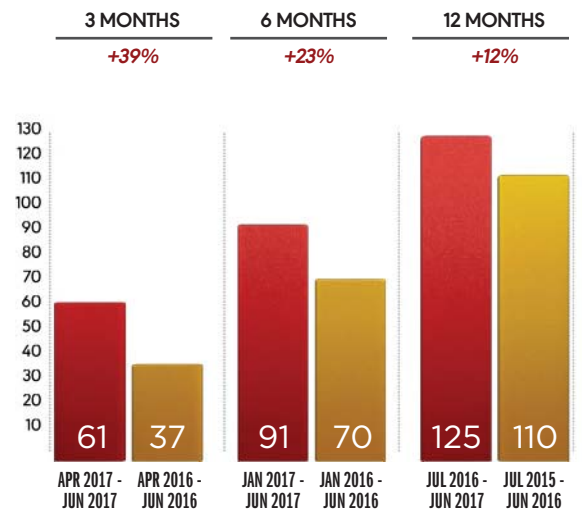
ADDRESS	SOLD PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
2 N. Breakers Row, S44	\$15,500,000	Mar-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	147	3761
2 N. Breakers Row, C14	\$15,500,000	Mar-17	UNKNOWN	UNKNOWN	PRIVATE SALE	1714
102 Gulfstream Road	\$13,900,000	Sep-16	UNKNOWN	UNKNOWN	PRIVATE SALE	6531
150 Bradley Place, 1101	\$7,000,000	May-17	TARA PEARL <i>Palm Beach Real Estate</i>	VICTORIA BAKER <i>Sotheby's International Realty</i>	PRIVATE SALE	2462
230 Brazilian Ave.	\$6,850,000	Apr-17	BETSEY HALL <i>Hall Real Estate</i>	BETSEY HALL <i>Hall Real Estate</i>	97	4671
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
101 Worth Ave., 5C	\$6,400,000	Apr-17	PAULETTE KOCH <i>The Corcoran Group</i>	PAULETTE KOCH <i>The Corcoran Group</i>	226	4150
120 Sunset Ave., 4C	\$6,250,000	Apr-17	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	153	3200
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., PH 3	\$5,400,000	Jan-17	PAULETTE KOCH <i>The Corcoran Group</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	134	3290

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

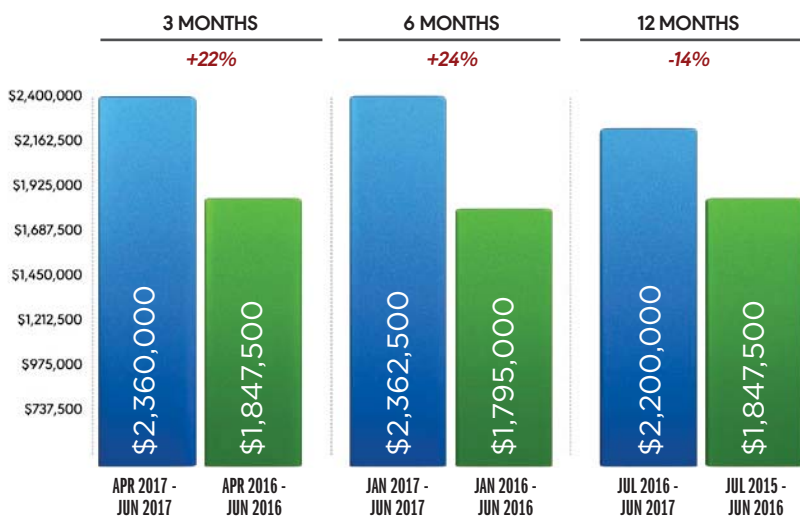
MEDIAN SOLD PRICE* CURRENT YEAR VS. PRIOR YEAR



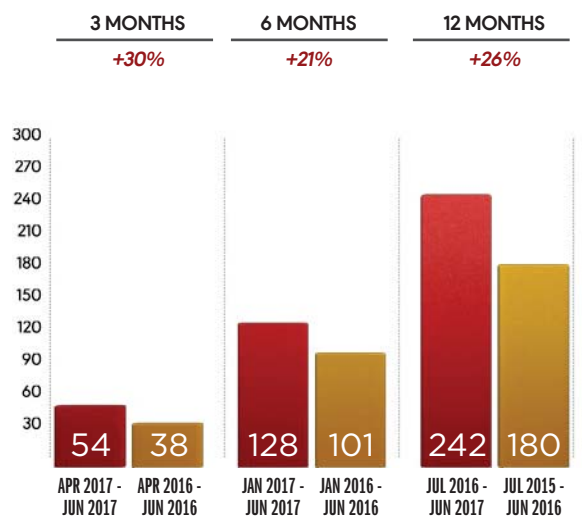
TOTAL CONDOS SOLD* CURRENT YEAR VS. PRIOR YEAR



MEDIAN LIST PRICE* CURRENT YEAR VS. PRIOR YEAR



TOTAL CONDOS LISTED* CURRENT YEAR VS. PRIOR YEAR



* \$1 MILLION AND ABOVE
Advertisement

CONDO/CO-OP/TOWNHOUSE SALES – JUNE 2017

ADDRESS	SOLD PRICE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
11 Sloans Curve Drive	\$3,806,000	MONIQUE MATHESON— <i>Monique Matheson Properties</i>	KAREN DONNELLY— <i>The Fite Group</i>	200	4632
151 Grace Trail, 2	\$3,050,000	CHRISTIAN ANGLE— <i>Christian Angle Real Estate</i>	MIMI VAIL— <i>Engel & Volkers Palm Beach</i>	56	2491
302 Atlantic Ave., 5	\$2,750,000	LINDA OLSSON— <i>Linda R. Olsson, Inc.</i>	PATRICIA MAHANEY— <i>Sotheby's International Realty</i>	558	3853
100 Worth Ave., 506	\$2,216,500	BETSEY HALL— <i>Hall Real Estate</i>	LINDA OLSSON— <i>Linda R. Olsson, Inc.</i>	15	1600
350 S. Ocean Blvd., 303	\$1,950,000	ROSALIND CLARKE— <i>The Corcoran Group</i>	A. WHITNEY MCGURK— <i>Brown Harris Stevens</i>	273	1325
342 Cocconut Row, A	\$1,625,000	TODD PETER— <i>Sotheby's International Realty</i>	BETSEY HALL— <i>Hall Real Estate</i>	874	1730
400 Chilean Ave., 2	\$1,550,000	GARY POHRER— <i>Douglas Elliman</i>	MARY BOYKIN— <i>Sotheby's International Realty</i>	27	1240
2660 S. Ocean Blvd, 404 N/C7E	\$1,500,000	MICHAEL HARRIS— <i>Douglas Elliman</i>	KATHY GREEN— <i>Sotheby's International Realty</i>	126	2606
100 Worth Ave., 513	\$1,400,000	CHRISTINE GIBBONS— <i>Sotheby's International Realty</i>	CHRISTINE GIBBONS— <i>Sotheby's International Realty</i>	157	1590
2000 S. Ocean Blvd., 203N	\$1,300,000	JOAN MESSING— <i>Douglas Elliman</i>	JOAN MESSING— <i>Douglas Elliman</i>	136	2507
3100 S. Ocean Blvd., 306S	\$1,125,000	FERN FODIMAN— <i>Sotheby's International Realty</i>	UNKNOWN	70	2566
170 N. Ocean Blvd., 408	\$1,100,000	UNKNOWN	UNKNOWN	PRIVATE SALE	1395
3440 S. Ocean Blvd., 303S	\$1,025,000	SUSAN FISHER— <i>Atlantic Florida Properties</i>	ANA GUERRA— <i>Lang Realty</i>	167	2131
3120 S. Ocean Blvd., 1-102	\$1,000,000	DAVE SHALKOP— <i>Douglas Elliman</i>	VALERIE COZ— <i>The Fite Group</i>	209	2497

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

ADDRESS	LIST PRICE	LISTING AGENT/AGENCY	MLS NUMBER	LIVING SQ. FT.
425 Worth Ave., PHC	\$9,695,000	LINDA OLSSON— <i>Linda R. Olsson, Inc.</i>	RX-10344823	3577
150 Bradley Pl., 712	\$5,500,000	SHELLY NEWMAN— <i>Illustrated Properties</i>	RX-10344974	2000
3550 S. Ocean Blvd., 4B	\$3,110,000	KERRY WARWICK— <i>Douglas Elliman</i>	RX-10346837	3100
3550 S. Ocean Blvd., 6C	\$3,030,000	KERRY WARWICK— <i>Douglas Elliman</i>	RX-10344079	2873
100 Worth Ave., Ph1	\$2,750,000	CHRISTINE FRANKS— <i>Wilshire International Realty</i>	RX-10346029	1500
100 Worth Ave., 408	\$2,700,000	CHRISTINE FRANKS— <i>Wilshire International Realty</i>	RX-10345922	1602
100 Worth Ave., 418	\$2,395,000	CHRISTINE FRANKS— <i>Wilshire International Realty</i>	RX-10346005	1608
100 Worth Ave., 15	\$1,900,000	CHRISTINE FRANKS— <i>Wilshire International Realty</i>	RX-10345949	1590
2000 S. Ocean Blvd., 306S	\$1,850,000	SCOTT GORDON— <i>Scott Gordon Realty Associates</i>	RX-10339958	3280
2660 S. Ocean Blvd., 702S	\$1,599,000	HELENE SIDEL— <i>Tina Fanjul Associates</i>	RX-10341936	2300
2000 S. Ocean Blvd., 407S	\$1,300,000	KAREN DONNELLY— <i>The Fite Group</i>	RX-10340808	2494
3120 S. Ocean Blvd., 2-101	\$1,295,000	MARYANN CHOPP— <i>Sotheby's International Realty</i>	RX-10343295	2990
3543 S. Ocean Blvd., 107	\$1,175,000	TONI HOLLIS— <i>The Fite Group</i>	RX-10339506	2300
3100 S. Ocean Blvd., 505N	\$1,175,000	CAROL ENFIELD— <i>Luxury Partners Realty</i>	RX-10343333	2913
170 N. Ocean Blvd., 209	\$1,100,000	RONALD CURTIS— <i>Continental Properties</i>	RX-10343238	1395
201 Everglade Ave., 104	\$1,075,000	PAT MCINERNEY— <i>Brown Harris Stevens</i>	RX-10341941	1440
227 Australian Ave., 2B	\$1,050,000	PAT MCINERNEY— <i>Brown Harris Stevens</i>	RX-10341697	1287

LAND USE/CONSTRUCTION HIGHLIGHT

TOWN ISSUES PERMIT FOR \$4M KING LIBRARY RENOVATION PROJECT

SCIAME HOMES BECOMES TOP CONTRACTOR FOR MOST LARGE SCALE PROJECTS IN LAST 12 MONTHS

The percentage increase for the total of permit valuations of high end projects holds at 20% for the current three-month period. Contractor Conkling & Lewis Construction, with architect Kirchoff & Associates designing, was issued a Commercial New Construction permit with a valuation of \$4 million for a demolition and addition to the King Library, part of the \$12 million Society of the Four Arts renovation plan and the largest permit valuation in June. Additionally, contractor Sciame Homes contributes to the three-month boom by pulling three Residential Alteration permits in June alone, and seven over the last 12 months making it the Top Contractor for most large scale projects in the last 12 months.

SKA Architect + Planner continues to hold the number one spot for Appearances Before Arcom & Landmarks during the past 12 months for a variety of construction projects, including the design of ten new two-story Palm Beach residences whose architectural styles include Classical, Mediterranean and Monterey. Land Use Applications for the last three months remain relatively soft as compared to last year, although Special Exceptions reverses the trend with an 18% increase. However, over-all, both Site Plan Reviews and Variances show increases of 15% and 20%, respectively, for the last 12-month period.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH - JUNE 2017*

TYPE	ADDRESS	VALUE	CONTRACTOR	ARCHITECT
Commercial New Construction	0 Four Arts Plaza	\$4,000,000	Conkling & Lewis Construction	Kirchoff & Associates

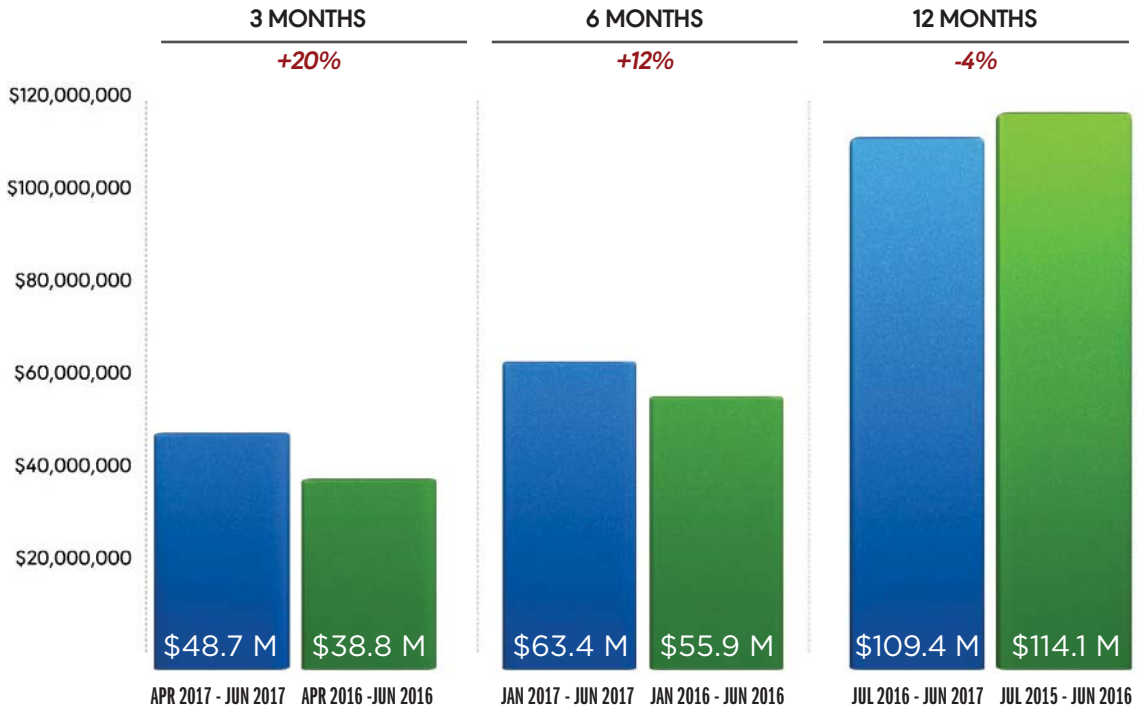
TOP 10 LARGEST BUILDING PERMITS ISSUED - LAST 12 MONTHS*

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT
2800 S. Ocean Blvd.	\$11,255,825	Oct-16	Coastal Construction Company	Leo A. Daily
530 S. Ocean Blvd.	\$7,750,000	Mar-17	Davis General Contracting	Smith & Moore Architects
1300 S. Ocean Blvd.	\$6,395,000	Apr-17	Woolems Inc.	Allan Shope Architect
0 Four Arts Plaza	\$4,000,000	June-17	Conkling & Lewis Construction	Kirchoff & Associates
100 Sunrise Ave.	\$3,967,755	May-17	Conkling & Lewis Construction	UNKNOWN
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
520 Island Drive	\$2,500,000	Feb-17	Rogers General Contracting	Daily Janssen Architects
1 S. County Road	\$1,878,750	May-17	The Weitz Company	Peacock + Lewis
340 Royal Poinciana Way	\$1,800,000	Sep-16	Dickinson Cameron Construction	Smith & Moore Architects

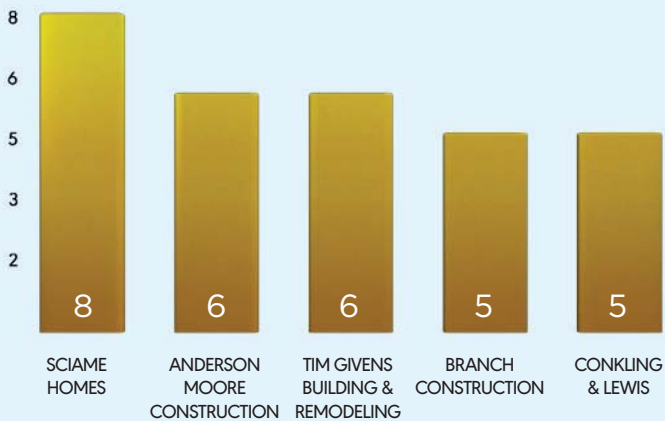
*PERMITS: RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, COMMERCIAL ALTERATION

LAND USE/CONSTRUCTION

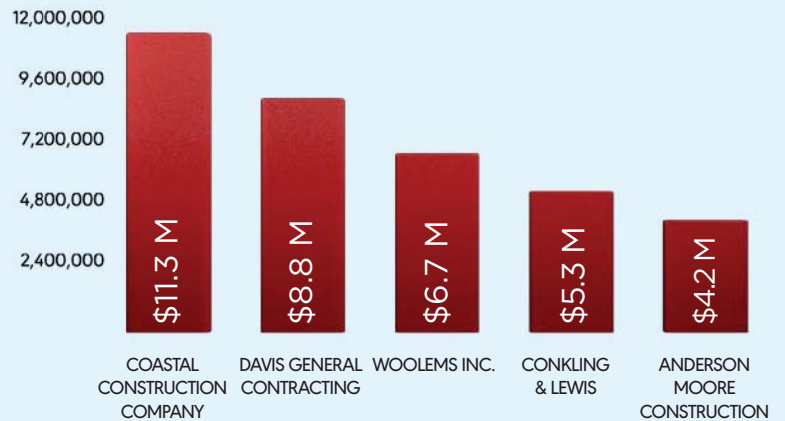
BUILDING PERMITS OVER \$100K*



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



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

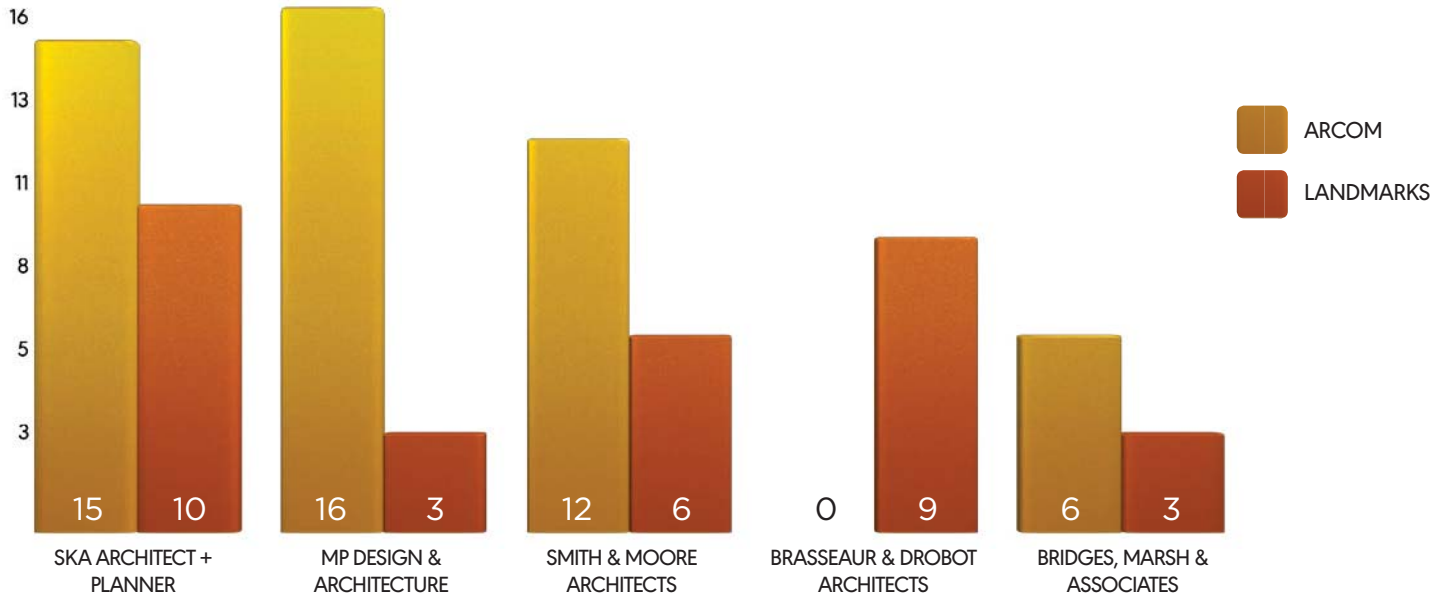


* RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION, AND COMMERCIAL ALTERATION BUILDING PERMITS OF \$100,000 AND OVER

LAND USE/CONSTRUCTION

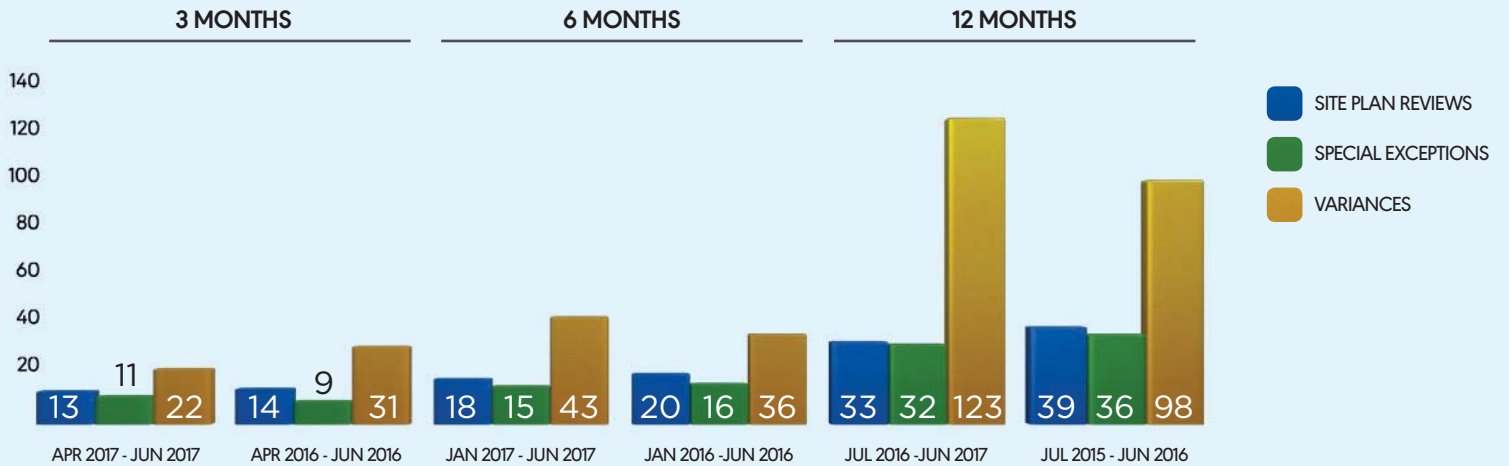
TOP 5 ARCHITECTS FOR APPEARANCES BEFORE ARCOM AND LANDMARKS*

(CURRENT YEAR: JULY 2016 - JUNE 2017)



TOTAL LAND USE APPLICATIONS

(CURRENT VS PRIOR YEAR)



* INITIAL APPEARANCES NOT INCLUDING LANDSCAPE AND HARDSCAPE APPEARANCES

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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/

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