

# RABIDEAU LAW BRIEF

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APRIL 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, <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

### Everglades Island Estate Brings \$13M

#### Newly Built Mega-mansion Tops Q1 Listings At \$60M

Chris Condon and Suzanne Ainslie of Sotheby's International Realty represented both the buyer and the seller for the largest March home sale. The property located on 655 Island Drive on Everglades Island, former residence of Colgate-Palmolive heir Stanley M. Rumbough Jr., brought \$12.69 million. Also of note, James McCann listed two \$8 million-plus homes that sold in March; the 1280 N. Lake Way and 217 Via Tortuga properties. Mr. McCann also acted as the buyer's agent for the Lake Way estate, which brought \$8.92 million, and Lawrence Moens was the buyer's agent for the Via Tortuga estate, which brought \$8.75 million. The 655 Island Drive sale was the 2nd highest of the first quarter of 2019; the largest was the \$15.48 purchase of 608 Island Drive on February 4th with buying and selling agents Christian Angle of Christian Angle Real Estate and Carol Keoppel of Sotheby's International Realty.

On the new listings side, Ashley McIntosh and Gary Poher of Douglas Elliman priced the newly built estate at 1071 N. Ocean Boulevard at \$59.9 million. With 32.7 thousand square-feet of living space, the mega-mansion originally entered the market on October 8, 2018, and was re-listed on March 1st, making it the priciest Palm Beach listing for both Q4 2018 and Q1 2019.

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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.
655 Island Drive	\$12,687,500	29-Mar	CRIS CONDON / SUZANNE AINSLIE <i>Sotheby's International Realty</i>	CRIS CONDON / SUZANNE AINSLIE <i>Sotheby's International Realty</i>	129	6,344

### 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
1800 S. Ocean Blvd.	\$37,375,675	Apr-18	JIM MCCANN <i>The Corcoran Group</i>	LIZA PULTZER / 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
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 PULTZER / WHITNEY MCGURK <i>Brown Harris Stevens</i>	33	11,006
488 Island Drive	\$21,000,000	Aug-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	198	7,671
1350 S. Ocean Blvd.	\$20,274,500	Jul-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	2,092

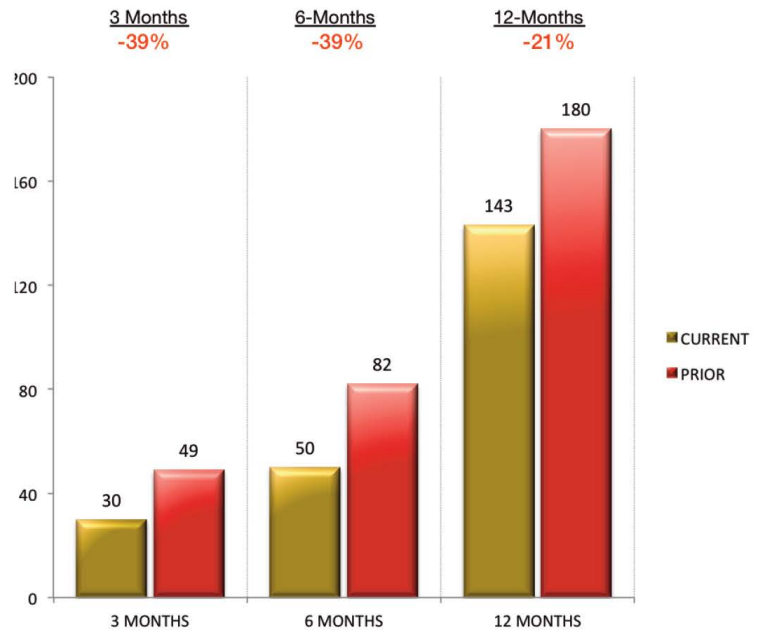
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

**MEDIAN SELLING PRICE\***  
CURRENT YEAR VS PRIOR YEAR



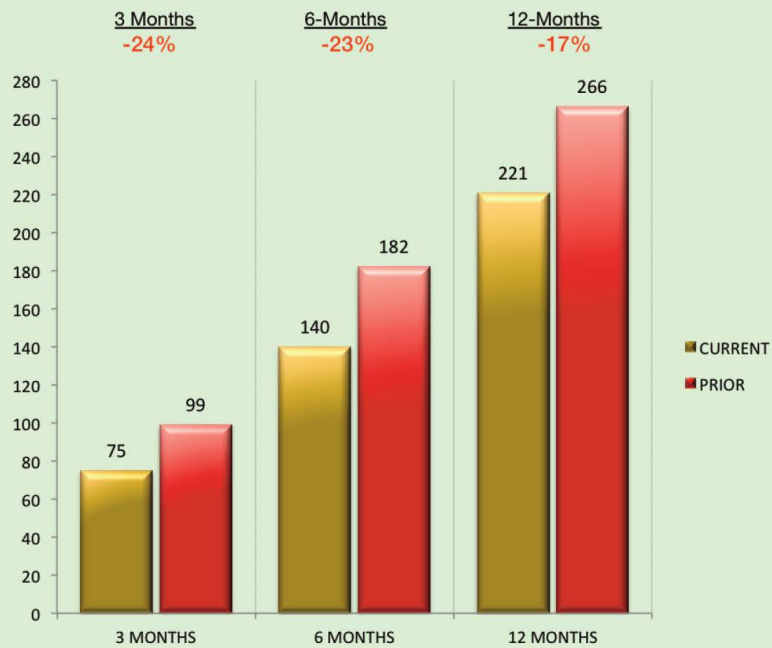
**TOTAL HOMES SOLD\***  
CURRENT YEAR VS PRIOR YEAR



**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 — MARCH 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
655 Island Drive	\$12,687,500	29-Mar	<b>CRIS CONDON / SUZANNE AINSLIE</b> <i>Sotheby's International Realty</i>	<b>CRIS CONDON / SUZANNE AINSLIE</b> <i>Sotheby's International Realty</i>	129	6,344
1280 N. Lake Way	\$8,917,300	6-Mar	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	27	LOT
217 Via Tortuga	\$8,750,000	15-Mar	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	18	6,404
226 Kenlyn Road	\$7,147,500	18-Mar	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>MICHAEL COSTELLO</b> <i>Douglas Elliman</i>	15	4,592
100 Regents Park Drive	\$7,100,000	5-Mar	<b>ALISON NEWTON</b> <i>Douglas Elliman</i>	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	60	5,886
208 El Pueblo Way	\$6,850,000	29-Mar	<b>BEVERLY BROBERG</b> <i>Brown Harris Stevens</i>	<b>DENISE HANLEY</b> <i>Denise A. Hanley Inc.</i>	4	2,973
120 Atlantic Aven.	\$6,100,000	13-Mar	<b>FARRAH KISEL</b> <i>Douglas Elliman</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	255	5,188
161 Woodbridge Road	\$5,100,000	4-Mar	<b>DENISE SEGRAVES</b> <i>Sotheby's International Realty</i>	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates</i>	29	4,784
238 Plantation Road	\$4,200,000	19-Mar	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>AUSTIN MCGURK</b> <i>Brown Harris Stevens</i>	15	3,523
12 Sloans Curve Drive	\$3,500,000	1-Mar	<b>MONIQUE MATHESON</b> <i>Monique Matheson Properties</i>	<b>HEIDI WICKY</b> <i>Sotheby's International Realty</i>	269	4,413
234 Chilean Ave.	\$3,400,000	18-Mar	<b>KIM CELEDINAS</b> <i>Illustrated Properties</i>	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	15	2,432
249 Monterey Road	\$2,850,000	6-Mar	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	3,179
210 Miraflores Drive	\$2,800,000	18-Mar	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	1,476
2253 Ibis Isle Road E	\$2,400,000	21-Mar	<b>JOHN ROSS</b> <i>Douglas Elliman</i>	<b>JOHN ROSS</b> <i>Douglas Elliman</i>	12	2,439
217 Debra Lane	\$1,910,000	14-Mar	<b>JANE SCOTT</b> <i>Sotheby's International Realty</i>	<b>JOEL SCOTT</b> <i>Sotheby's International Realty</i>	20	1,944

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
1071 N. Ocean Blvd.	\$59,900,000	1-Mar	<b>ASHLEY MCINTOSH / GARY POHER</b> <i>Douglas Elliman</i>	RX-10509115	1960	32,661
670 Island Drive	\$20,995,000	18-Mar	<b>CRIS CONDON</b> <i>Sotheby's International Realty</i>	RX-10513815	2014	7,500
235 Banyan Road	\$17,500,000	18-Mar	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	RX-10513953	1926	7,271
1047 S. Ocean Blvd.	\$13,500,000	26-Mar	<b>VICKI COPANI</b> <i>Donohue Real Estate Palm Beach</i>	RX-10516731	1952	6,736
1284 N. Lake Way	\$11,850,000	2-Mar	<b>ROSALIND CLARKE / JAMES MCCANN</b> <i>Premier Estate Properties</i>	RX-10509462	1940	5,283
140 Kings Road	\$9,750,000	7-Mar	<b>HEATHER BRETZLAFF / CRAIG BRETZLAFF</b> <i>Douglas Elliman</i>	RX-10511044	2019	5,870
250 Ocean Terrace	\$8,750,000	12-Mar	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	RX-10510190	2018	5,004
710 N. County Road	\$5,600,000	6-Mar	<b>ASHLEY MCINTOSH / GARY POHER</b> <i>Douglas Elliman</i>	RX-10511086	1988	2,532
220 Brazilian Ave.	\$5,575,000	5-Mar	<b>MATTHEW COHEN</b> <i>PBI Executive Real Estate</i>	RX-10510380	1925	2,338
177 Queens Lane	\$4,350,000	19-Mar	<b>KIM RAICH</b> <i>Sotheby's International Realty</i>	RX-10514313	1940	3,770
125 Hammon Ave.	\$3,988,888	6-Mar	<b>MATTHEW NATALE</b> <i>Donohue Real Estate Palm Beach</i>	RX-10510394	1930	4,307
280 Sanford Ave.	\$3,495,000	19-Mar	<b>CRISTA RYAN</b> <i>Tina Fanjul Associates</i>	RX-10514596	1951	2,827
515 N. Lake Way	\$3,350,000	24-Mar	<b>STEVEN GALLANT</b> <i>Gallant Appraisal &amp; Realty</i>	RX-10515561	1963	3,023
220 Onondaga Ave.	\$2,850,000	25-Mar	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	RX-10516268	1950	1,970
2291 Ibis Isle Road E	\$2,400,000	26-Mar	<b>PAMELA SEALS</b> <i>Illustrated Properties</i>	RX-10516027	1968	2,107
229 Monterey Road	\$2,100,000	1-Mar	<b>JEFFREY CLONINGER</b> <i>Sotheby's International Realty</i>	RX-10509057	1948	1,222
226 Oleander Ave.	\$1,250,000	22-Mar	<b>TIERNEY O'HARA</b> <i>Sotheby's International Realty</i>	RX-10512086	LOT	LOT

## REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

### March \$5.3M Sale Made The Top 10 Of The Last 12 Months

Linda Olssen Presents Worth Avenue Apartment For Nearly \$6M

A stunning downtown penthouse made the top ten Condo/Co-op/Townhouse sales list of the past 12 months. Christian Angle of Christian Angle Real Estate listed March's top sale and Gary Pohrer of Douglas Elliman represented the buyer. Penthouse 2 at 100 Royal Palm Way with high ceilings, breathtaking ocean views, and spacious balconies brought \$5.25 million. The second highest sale, a \$4.1 million transaction, was for the 250 Everglade Avenue townhome listing made by Dana Koch of The Corcoran Group. Debra Tomarin of Donohue Real Estate Palm Beach represented the buyer.

Twenty new-to-the-market properties in the \$1 million-plus category were made available in March, including several at \$3 million-plus. The top listing was Apartment 5D at 425 Worth Avenue, which Linda Olsson of Linda R. Olsson, Inc. presented for \$5.59 million. The beautifully appointed home boasts 2.5 thousand square-feet of living space with breathtaking waterway views from every room. Other notable high end condominiums made available in March were Unit 701N of 3100 S. Ocean Boulevard priced at \$5 million by Scott and Mindy Gordon of Douglas Elliman; Unit 712 of 150 Bradley Place, priced at \$4.5 million by Carl Gentile of EXP Realty, and Penthouse 6 at 130 Sunrise Avenue, priced at \$3.8 million by Christian Angle of Christian Angle Real Estate.

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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.
100 Royal Palm Way, Ph2	\$5,247,500	15-Mar	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	18	2,310

### 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, S24	\$11,500,000	Apr-18	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	<b>CRISTINA CONDON</b> <i>Sotheby's International Realty</i>	PRIVATE SALE	3,322
3000 S. Ocean Blvd., PH-7	\$6,700,000	Apr-18	<b>JOHN CAMPBELL / COLLEEN HANSON</b> <i>The Corcoran Group</i>	<b>WHITNEY MCGURK</b> <i>Brown Harris Stevens</i>	257	5,067
120 Sunset Ave., 4-C	\$6,400,000	May-18	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	258	3,084
300 S. Ocean Blvd., Ph-D	\$6,400,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
100 Sunrise Ave., 311	\$5,850,000	May-18	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>SIMON ISAACS</b> <i>Property Matters</i>	36	2,025
150 Bradley Place, 115	\$5,400,000	May-18	<b>SHIRLEY WYNER</b> <i>The Fite Group</i>	<b>MADISON COLLUM</b> <i>Sotheby's International Realty</i>	120	6,229
444 Brazilian Ave.	\$5,350,000	Jan-18	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	<b>MARY NEWTON</b> <i>Douglas Elliman</i>	202	4,111
100 Royal Palm Way, Ph2	\$5,247,500	Mar-19	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	18	2,310
3000 S. Ocean Blvd., 503/504	\$5,000,000	Sep-18	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	538	7,140
419 Brazilian Ave.	\$4,650,000	Apr-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,892

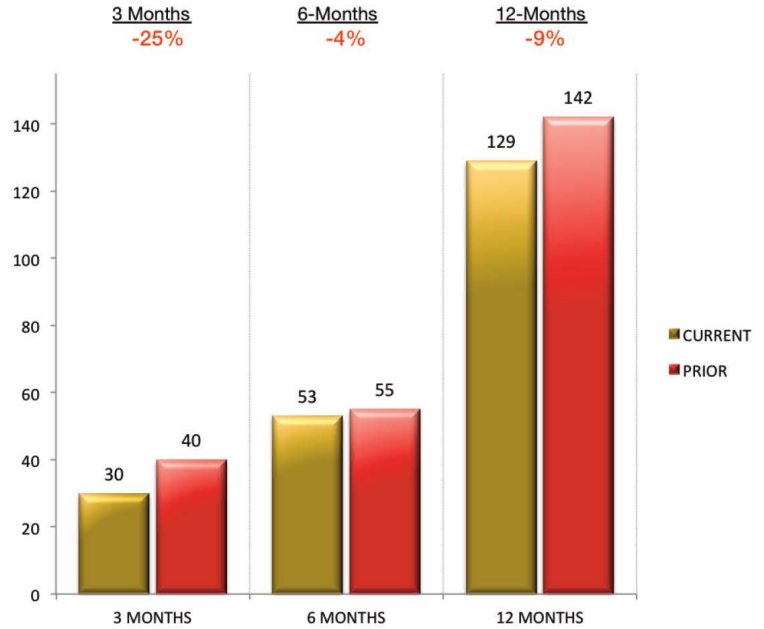
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

**MEDIAN SELLING PRICE\***  
CURRENT YEAR VS PRIOR YEAR



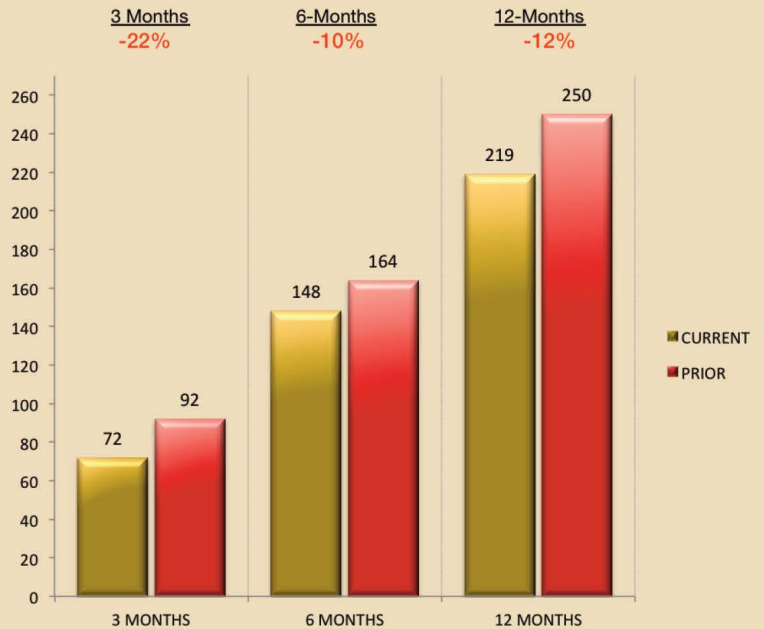
**TOTAL CONDOS SOLD\***  
CURRENT YEAR VS PRIOR YEAR



**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 — MARCH 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
100 Royal Palm Way, Ph2	\$5,247,500	15-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	18	2,310
250 Everglade Ave.	\$4,100,000	4-Mar	DANA KOCH <i>The Corcoran Group</i>	DEBRA TOMARIN <i>Donohue Real Estate Palm Beach</i>	264	4,028
330 S. Ocean Blvd., C1	\$3,530,000	6-Mar	STEPHEN MCPARTLIN <i>Linda A. Gary Real Estate</i>	DRAGANA CONNAUGHTON <i>Sotheby's International Realty</i>	39	2,406
150 N. Ocean Blvd., 503	\$2,850,000	11-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	3,036
2100 S. Ocean Blvd., C105	\$2,790,000	27-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	UNKNOWN
2100 S. Ocean Blvd., 601S	\$2,580,000	15-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	6,772
100 Worth Ave., 605	\$2,250,000	28-Mar	JACQUELINE ZIMMERMAN / ADAM ZIMMERMAN <i>Douglas Elliman</i>	UNKNOWN	5	2,022
170 N. Ocean Blvd., 502	\$2,041,500	13-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	1,380
330 S. Ocean Blvd., 4A	\$2,000,000	18-Mar	ANDREW THOMKA-GAZDIK <i>Sotheby's International Realty</i>	GREGORY GIULANO <i>William Raveis Palm Beach</i>	15	2,454
100 Sunrise Ave., 411	\$2,000,000	29-Mar	UNKNOWN	UNKNOWN	PRIVATE SALE	2,025
100 Worth Ave., 220	\$1,500,000	8-Mar	BURT MINKOFF / CHRISTINE FRANKS <i>Douglas Elliman</i>	TARYN PISANESCHI <i>Illustrated Properties</i>	25	1,693
3440 S. Ocean Blvd., 505N	\$1,265,000	1-Mar	LINDA PANTANO <i>Waterfront Properties &amp; Club Communities</i>	FILIZ KAYALL <i>Elite Sales Group</i>	3	1,886
3120 S. Ocean Blvd., 3-501	\$1,150,000	25-Mar	THOR BROWN <i>Illustrated Properties</i>	ERIC DITRI <i>Waterfront Properties &amp; Club Communities</i>	8	2,570
3440 S. Ocean Blvd., 203S	\$1,100,000	1-Mar	LINDA PANTANO <i>Waterfront Properties &amp; Club Communities</i>	FILIZ KAYALL <i>Elite Sales Group</i>	3	2,131
170 N. Ocean Blvd., 608	\$1,100,000	15-Mar	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	KAREN PRAYLAS <i>Sotheby's International Realty</i>	18	1,395
2600 S. Ocean Blvd., 401S	\$1,050,000	22-Mar	JUDITH LYONS / KENNETH LYONS <i>William Raveis Palm Beach</i>	SHANNON REED <i>Sotheby's International Realty</i>	71	1,976

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
425 Worth Ave., 5D	\$5,590,000	21-Mar	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	RX-10515261	1971	2,536
100 Worth Ave., 509	\$5,250,000	5-Mar	JAMES CLARKE / HAROLD PAULL <i>Illustrated Properties / Brown Harris Stevens</i>	RX-10511254	1970	2,129
3100 S. Ocean Blvd., 701N	\$4,995,000	1-Mar	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	RX-10509691	1985	4,619
150 Bradley Place, 712	\$4,500,000	5-Mar	CARL GENTILE <i>EXP Realty</i>	RX-10510292	1926	2,005
130 Sunrise Ave., Ph6	\$3,795,000	25-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10517136	1977	2,514
200 Bradley Place, 106	\$3,395,000	8-Mar	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	RX-10511034	1985	3,269
301 Everglade Ave., 10	\$3,195,000	7-Mar	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10510902	1992	3,359
2000 S. Ocean Blvd., 209N	\$3,100,000	6-Mar	SCOTT GORDON <i>Douglas Elliman</i>	RX-10512245	1981	3,262
200 Everglade Ave., A2	\$2,495,000	5-Mar	PAULA MIKUS <i>The Corcoran Group</i>	RX-10510092	1978	2,246
100 Worth Ave., 708	\$2,395,000	15-Mar	MONIQUE MATHESON <i>Monique Matheson Properties</i>	RX-10513195	1970	1,602
2660 S. Ocean Blvd., 106S	\$2,300,000	14-Mar	KATHRYN BADAL <i>Douglas Elliman</i>	RX-10511252	1979	2,137
369 S. Lake Drive, 3F	\$1,975,000	25-Mar	MARY WULSIN / LIZA PULITZER <i>Brown Harris Stevens</i>	RX-10517286	1961	1,655
2275 S. Ocean Blvd., 206A	\$1,395,000	4-Mar	THOR BORWEN <i>The Corcoran Group</i>	RX-10509864	1974	1,853
3400 S. Ocean Blvd., 6DI	\$1,299,000	19-Mar	GUY BUZZELLI <i>Douglas Elliman</i>	RX-10514805	1979	2,119
2773 S. Ocean Blvd., A	\$1,250,000	1-Mar	KEITH MCPHERSON <i>Blue View Real Estate</i>	rx-10509309	1973	2,710
2000 S. Ocean Blvd., 102N	\$1,250,000	15-Mar	ERIC DITRI <i>Waterfront Properties &amp; Club Communities</i>	RX-10513987	1981	2,385
3170 S. Ocean Blvd., N701	\$1,250,000	25-Mar	SCOTT GORDON / MINDY GORDON <i>Douglas Elliman</i>	RX-10515803	1985	2,350
429 Australian Ave., 6	\$1,199,000	1-Mar	JAMES GOODMAN <i>WRI Property Management</i>	rx-10509284	1974	1,989
2580 S. Ocean Blvd., 1B3	\$1,195,000	25-Mar	DANA KOCH <i>The Corcoran Group</i>	RX-10516072	1979	2,650
3400 S. Ocean Blvd., 4DI	\$1,100,000	29-Mar	SUSAN STERNFELD <i>Douglas Elliman</i>	RX-10516876	1979	2,119



## LAND USE/CONSTRUCTION HIGHLIGHT

### Top Valuation: \$16M Two-story Townhouse To Replace Charley's Crab

1st Quarter Value Of Building Projects Up 96%

Two March permits made the Top 10 list of the year for largest valuations. The largest permit issued in March and for the last twelve month went to Seabreeze Building for the construction of new townhouses at 456 S. Ocean Boulevard, formerly, Charley's Crab restaurant. The Frisbie Group purchased the waterfront restaurant in April of last year, filing ownership as 456 South Ocean LLC. Dailey Janssen Architects designed the \$15,845 million project that will demolish the restaurant and hardscape to build a two-story, four-unit townhouse residence including pools, landscape and hardscape. J5 Construction pulled the second largest permit of the month for their \$6.1 million project at 905 N. Ocean Boulevard with La Berge & Menard designing.

During the first quarter of 2019, the Building Division issued permits for large-scale construction projects, valued at \$100 thousand or more, totaling \$58.2 million. This represents a 96% increase as compared to the first quarter of 2018 at \$29.7 million. Jumping to the forefront via their townhouse project mentioned above, Seaspray Group assumes the lead for large-scale project valuations during the last 12 month with \$27.8 million in total.

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#### LARGEST BUILDING PERMIT ISSUED LAST MONTH\*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
456 S. Ocean Blvd.	\$15,844,950	21-Mar	Seabreeze Building	Dailey Janssen Architects	Commercial Alteration

#### TOP 10 LARGEST BUILDING PERMITS ISSUED — LAST 12 MONTHS\*

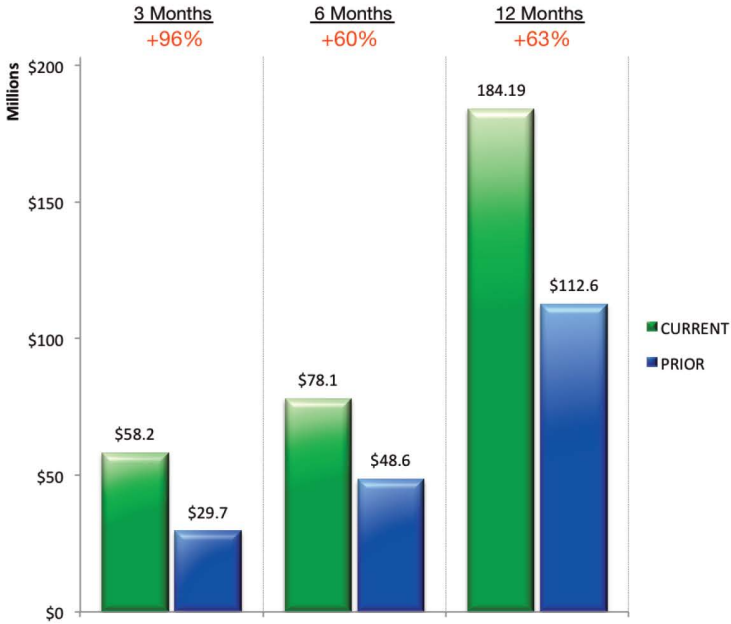
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
456 S. Ocean Blvd.	\$15,844,950	Mar-19	Seabreeze Building, LLC	Dailey Janssen Architects	Commercial Alteration
615 N. County Road	\$14,000,000	Jul-18	Davis General Contracting	Smith Architectural Group	Residential New Construction
515 N. County Road	\$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
905 N. Ocean Blvd.	\$6,058,000	Mar-19	J5 Construction	La Berge & Menard	Residential New Construction
340 Seaview Ave.	\$6,000,000	Jul-18	Hedrick Brothers Construction	Stephen Boruff, AIA Architects + Planners	Commercial New Construction
1030 S. Ocean Blvd.	\$4,820,000	Feb-19	Rogers General Contracting	Stephen Boruff, AIA Architects + Planners	Residential New Construction
1338 N. Lake Way	\$4,000,000	Feb-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction
535 N. County Road	\$3,875,400	Aug-18	Mark Timothy, Inc.	Boyle Architecture	Residential New Construction
1700 S. Ocean Blvd.	\$3,750,000	Feb-19	Mark Timothy, Inc.	Boyle Architecture	Residential New Construction

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

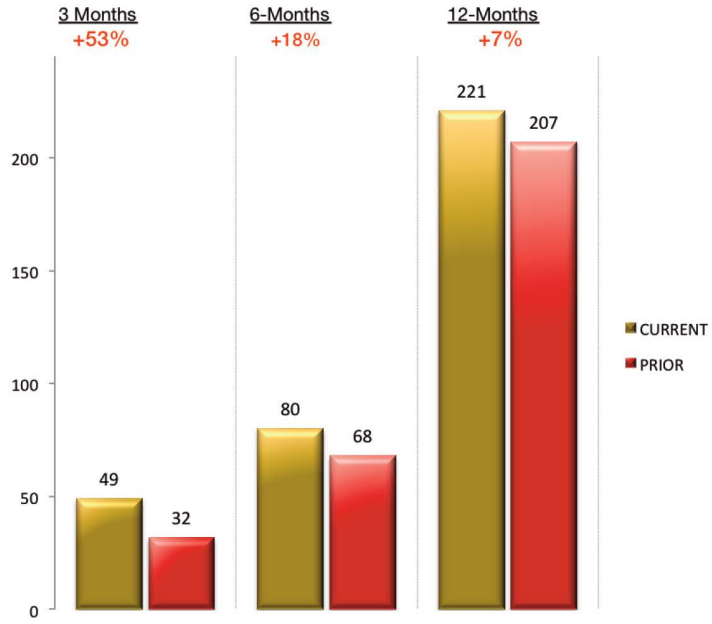
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100,000-PLUS BUILDING PERMITS

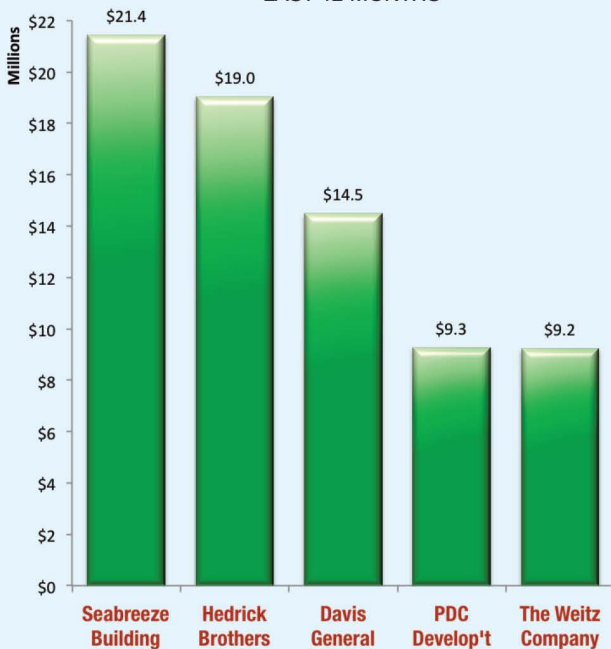
**TOTAL VALUE OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



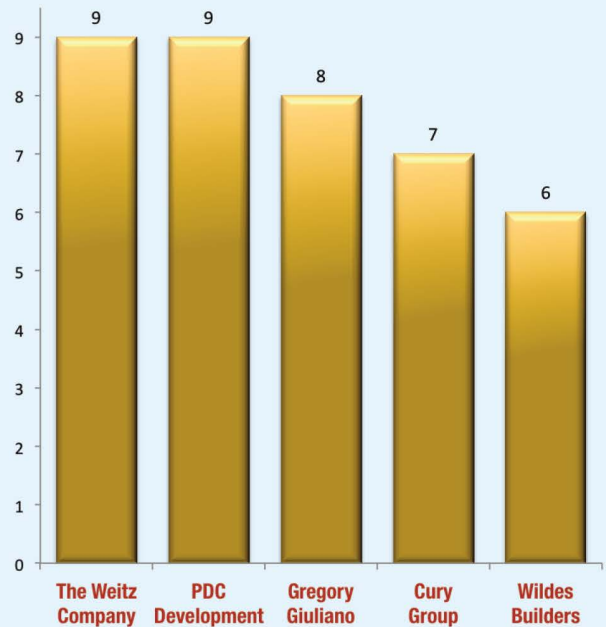
**TOTAL NUMBER OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



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



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

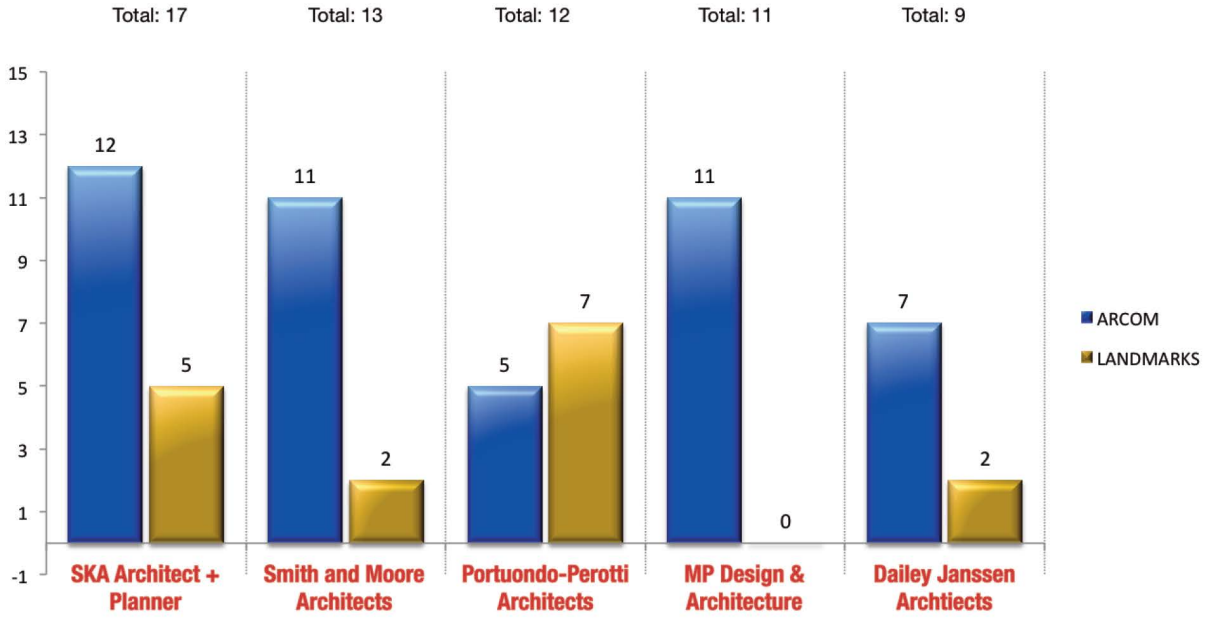


\*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

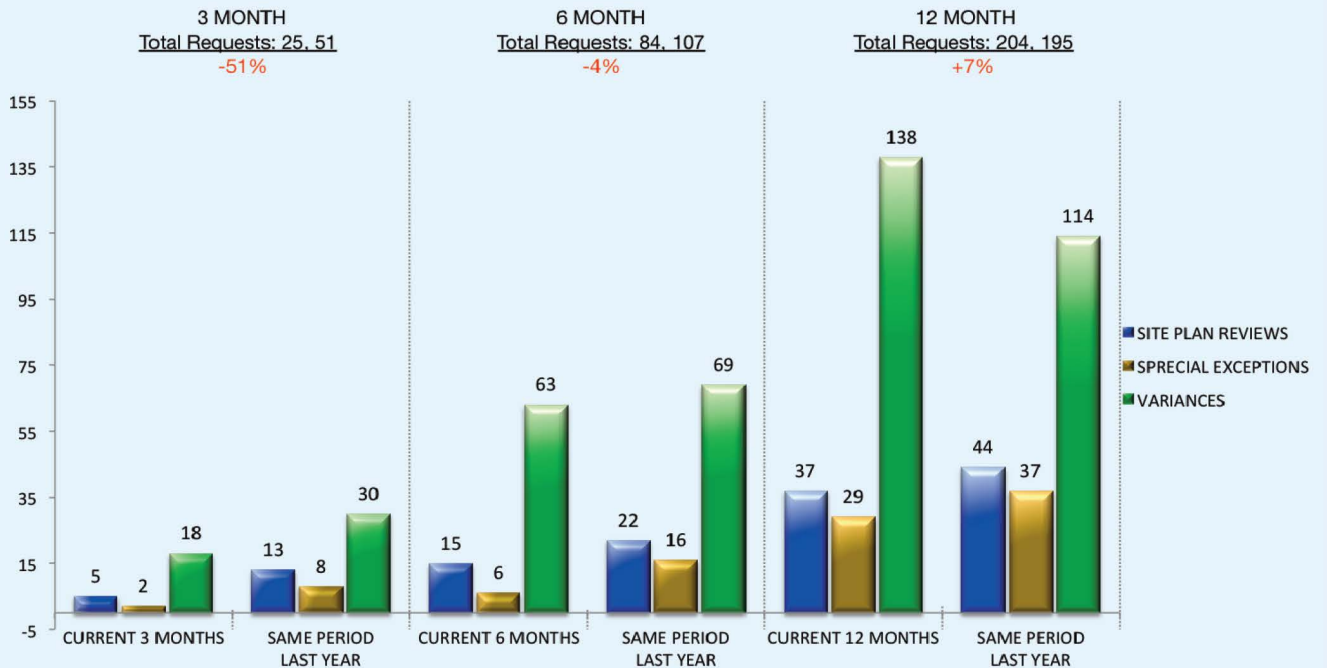
# BUILDING & DEVELOPMENT APPLICATIONS

## 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

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