

RABIDEAU LAW BRIEF

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

MAY 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

Wyeth-designed Oceanfront Mansion Purchased For \$29M

Palm Beach Market Invigorated With Brisk April Sales & Listings

Lawrence Moens of Lawrence A. Moens Associates lead the Market last month with his April 9th sale of 980 N. Ocean Boulevard. The oceanfront home was listed by Ashley McIntosh of Douglas Elliman. The estate, designed by Marion Sims Wyeth in 1947, has 12,062 square feet of indoor/outdoor living space and faces 240 feet of oceanfront. With a \$28.66 million purchase price, the property was the largest April sale and also the third largest sale of the last 12 months. Additionally, Maureen Woodward of Brown Harris Stevens represented the buyer in the \$11.61 million purchase of 324 Garden Road, a newer Bermuda-style estate on an oversized 25.4 thousand foot lot. Rosalind Clarke of Premier Estate Properties listed the home.

Overall, April's real estate activity fueled the market with 15 sales and 21 listings in the \$1 million-plus category. On the new-to-the-market side, Suzanne Trapani Frisbie of Premier Estate Properties dominated the month with three of the top four listings. She priced 125 Via Del Lago at \$17.9 million and two speculation homes, 111 and 113 Atlantic Avenue, at \$14.9 and \$11.9 million.

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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.
980 N. Ocean Blvd.	\$28,655,852	9-Apr	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	494	9,474

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
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>	607	14,434
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
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	ASHLEY MCINTOSH <i>Douglas Elliman</i>	GREGORY WEADOCK / CAROLE HOGAN <i>Brown Harris Stevens</i>	27	15,171
822 South County Road	\$21,160,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	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
10 Blossom Way	\$20,250,000	May-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	8,368

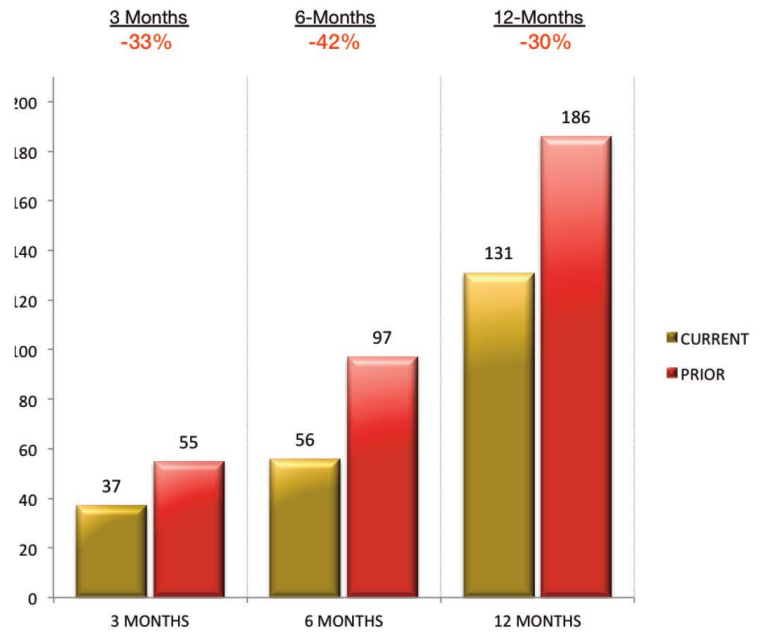
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



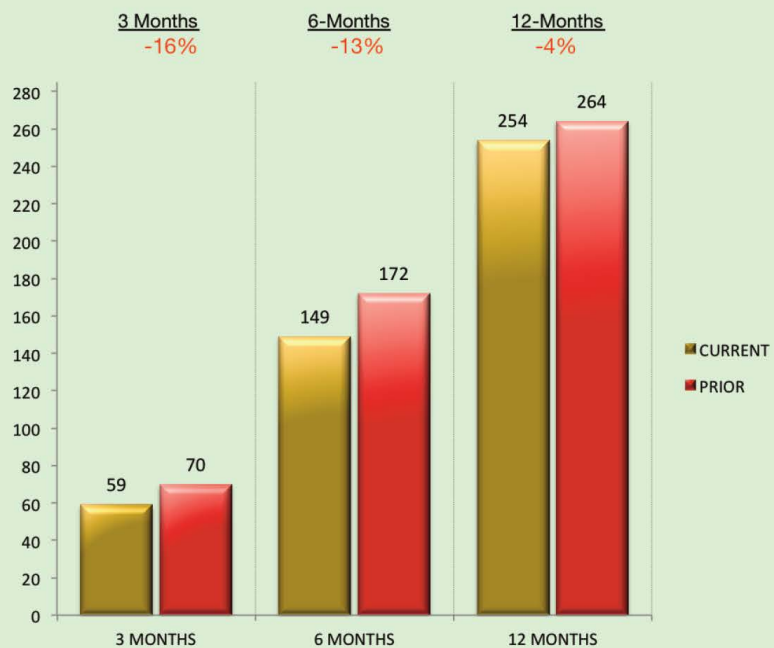
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
CURRENT YEAR VS PRIOR YEAR



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

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES – APRIL 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
980 N. Ocean Blvd.	\$28,655,852	9-Apr	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	494	9,474
324 Garden Road	\$11,606,050	18-Apr	ROSALIND CLARKE <i>Premier Estate Properties</i>	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	56	6,815
171 Dunbar Road	\$7,371,000	10-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	4,565
2299 Ibis Isle Road E	\$6,850,000	1-Apr	JAMES MCCANN <i>Premier Estate Properties</i>	ARNO DEVOS <i>Premier Estate Properties</i>	120	5,076
225 Mockingbird Trail	\$6,600,000	1-Apr	LEANNA FRUIN <i>Engel & Voelkers</i>	CARISSA CONIGLIO <i>The Fanjul Associates</i>	251	4,199
112 Kings Road	\$5,100,000	1-Apr	CHARLES POOLE <i>Douglas Elliman</i>	UNKNOWN	109	4,635
244 Palmo Way	\$4,900,000	30-Apr	HAROLD PAULL <i>Brown Harris Stevens</i>	DANA KOCH <i>The Corcoran Group</i>	364	5,283
315 Seabreeze Ave.	\$4,278,000	1-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	3,954
152 Sunset Ave.	\$4,150,000	15-Apr	DANA KOCH <i>The Corcoran Group</i>	EDWARD DUKEHART <i>The Corcoran Group</i>	63	4,350
110 Hammon Ave.	\$4,075,000	22-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	5,230
261 El Dorado Lane	\$3,920,000	3-Apr	DANA KOCH <i>The Corcoran Group</i>	LIZA PULITZER <i>Brown Harris Stevens</i>	103	2,817
167 Seaview Ave	\$3,650,000	30-Apr	UNKNOWN	UNKNOWN	167	3,480
274 Orange Grove Road	\$2,600,000	5-Apr	LIZA PULITZER / AUSTIN MCGURK <i>Brown Harris Stevens</i>	PATRICK KOENIG <i>Flagler Realty & Development</i>	269	2,671
240 Pendleton Ave.	\$2,380,000	5-Apr	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	EDWIN WALKER <i>Walker Realty, LLC</i>	515	2,461
210 Debra Lane	\$1,680,000	1-Apr	GARY POHRER <i>Douglas Elliman</i>	MATTHIAS FRETZ <i>Douglas Elliman</i>	61	1,253

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
125 Via Del Lago	\$17,900,000	8-Apr	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10520573	1926	8,698
111 Atlantic Ave.	\$14,900,000	8-Apr	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10520574	SPEC HOME	7,536
251 Jungle Road	\$12,900,000	17-Apr	RONNIE HASOZBEK-GARCIA <i>Waterfront Properties & Club Communities</i>	RX-10519931	2003	7,832
113 Atlantic Ave.	\$11,900,000	8-Apr	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10520578	SPEC HOME	6,415
4 Golfview Road	\$11,500,000	22-Apr	LIZA PULITZER <i>Brown Harris Stevens</i>	RX-10524295	1928	4,783
130 Chilean Ave.	\$8,950,000	1-Apr	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10518006	1925	5,332
215 Brazilian Ave.	\$8,624,000	12-Apr	CLIFF GAANSEN <i>The Sheridan Network</i>	RX-10521402	2018	5,332
240 Jungle Road	\$8,250,000	29-Apr	ANN SUMMERS <i>Brown Harris Stevens</i>	RX-10527277	1930	5,521
128 Seaspray	\$7,500,000	22-Apr	MARTHA GREENWALD <i>Martha Greenwald Real Estate</i>	RX-10523969	1925	5,812
210 Wells Road	\$7,495,000	19-Apr	BARTHOLOMEW DUERR <i>William Raveis Palm Beach</i>	RX-10523370	1993	4,058
154 Atlantic Ave.	\$7,450,000	23-Apr	HEATHER & CRAIG BRETZLAFF <i>Illustrated Properties</i>	RX-10524362	SPEC HOME	3,895
159 Australian Ave.	\$6,495,000	8-Apr	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10520083	1922	3,744
232 Angler Ave.	\$4,788,000	12-Apr	CHRISTOPHER LEAVITT / ASHLEY MCINTOSH <i>Douglas Elliman</i>	RX-10521397	1950	3,328
264 Sandpiper Drive	\$4,650,000	2-Apr	DANA KOCH <i>The Corcoran Group</i>	RX-10518739	1969	3,433
255 Ridgeview Drive	\$4,329,000	12-Apr	JULIEN TAYLOR <i>The Corcoran Group</i>	RX-10521328	2004	3,523
235 Phipps Plaza	\$3,595,000	8-Apr	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10520326	1926	2,958
323 Chilean Ave.	\$3,500,000	12-Apr	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10521319	1924	2,761
200 Merrain Road	\$3,195,000	29-Apr	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10526116	1958	2,142
245 Seminole Ave.	\$2,977,000	4-Apr	TONI LEE <i>The Corcoran Group</i>	RX-10519028	1996	2,932
218 Everglade Ave.	\$2,745,000	5-Apr	ROSALIND CLARKE <i>Premier Estate Properties</i>	RX-10519260	1925	2,704

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

New “Via Flagler” Condominiums Pre-sold at \$10.5M & \$9.5M

Suzanne Trapani Frisbie Presents \$9M “Cortile Villas” Speculation Listing

According to public records, two units of the yet-to-be-completed Via Flagler condominium, located in the Royal Poinciana Palm Beach project on the 200 block of Royal Poinciana Way, were purchased for \$10.5 million and \$9.5 million from The Frisbie Group. The purchases are now the top condominium sales of the last 12 months. Two additional notable condominium sales include a fifth floor Winthrop House apartment and a third floor L'Ermitage apartment. James Clarke of the Frisbie Group represented the buyer of the \$4.3 million purchase of Unit 509 at 100 Worth Avenue featuring a wrap-around balcony overlooking the ocean; Mr. Clarke, along with associate Harold Paul of the Frisbie Group, shared the listing. Christian Angle of Christian Angle Real Estate represented the buyer of the \$3.01 million purchase of Unit 306 at 200 Bradley Place in the centrally located prime lakefront building; Gary Little and Lynn Warren of Sotheby's International Realty shared the listing.

Suzanne Trapani Frisbie of Premier Estate Properties presented the priciest April listing, Unit 1 of Cortile Villas, a new condominium to be completed in 2020. The 5-bedroom townhome will be centrally located at 237 Brazilian Avenue and features nearly six thousand square-feet of living space.

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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.
221 Royal Poinciana Way, 1	\$10,500,000	1-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	8,300

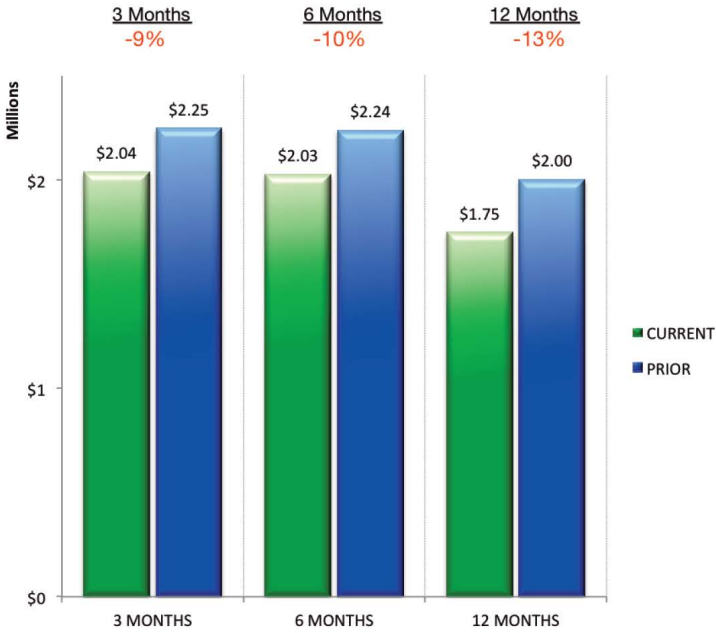
TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

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
120 Sunset Ave Apt 4-C	\$6,400,000	May-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <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	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
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
3000 S. Ocean Blvd., 503/504	\$5,000,000	Sep-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	538	7,140
200 Bradley Place, 304	\$4,450,000	Jun-18	UNKNOWN	UNKNOWN	PRIVATE SALE	2,716

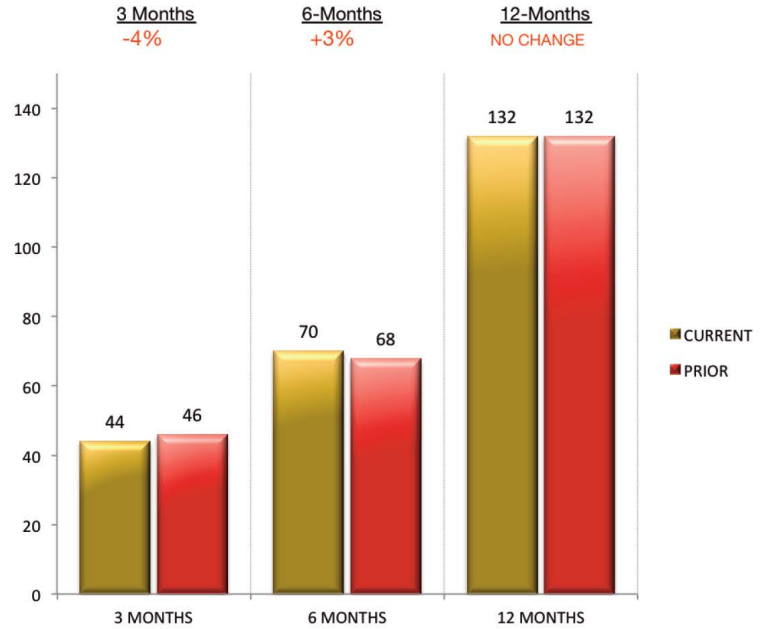
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

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

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



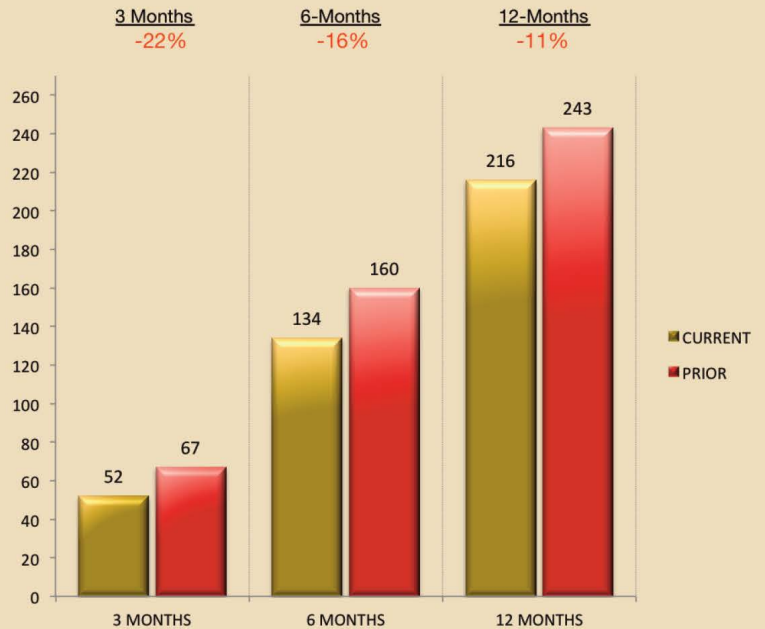
TOTAL CONDOS SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
CURRENT YEAR VS PRIOR YEAR



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

CONDO/CO-OP/TOWNHOUSE SALES — APRIL 2018

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
221 Royal Poinciana Way, 1	\$10,500,000	1-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	8,300
231 Royal Poinciana Way, 3	\$9,500,000	2-Apr	UNKNOWN	UNKNOWN	PRIVATE SALE	6,569
100 Worth Ave., 509	\$4,300,000	30-Apr	JAMES CLARKE / HAROLD PAULL <i>Illustrated Properties / Brown Harris Stevens</i>	JAMES CLARKE <i>Illustrated Properties</i>	53	2,129
200 Bradley Place, 306	\$3,050,000	30-Apr	GARY LITTLE / LYNN WARREN <i>Sotheby's International Realty</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	91	2,648
269 Everglade Ave.	\$2,600,000	30-Apr	TIRENEY O'HARA <i>Sotheby's International Realty</i>	GARY POHRER <i>Douglas Elliman</i>	392	3,127
2580 S. Ocean Blvd., 2A7	\$2,555,000	29-Apr	SCOTT GORDON <i>Douglas Elliman</i>	DAVID JOSELSON <i>United Realty Group</i>	150	2,464
2660 S. Ocean Blvd., 601N	\$2,300,000	16-Apr	DANA KOCH <i>The Corcoran Group</i>	KAREN PRAYLAS <i>Sotheby's International Realty</i>	104	2,137
2770 S. Ocean Blvd., 503S	\$2,130,000	1-Apr	DANA KOCH <i>The Corcoran Group</i>	SCOTT GORDON <i>Douglas Elliman</i>	193	4,370
100 Worth Ave., Ph-5	\$2,114,188	16-Apr	JAMES EDWARDS <i>Sotheby's International Realty</i>	KRISTIN FRISBIE <i>Premier Estate Properties</i>	203	2,022
2600 S. Ocean Blvd., 101S	\$2,015,000	1-Apr	HELENE SIDEL <i>The Corcoran Group</i>	MADISON COLLUM <i>ONE Sotheby's International Realty</i>	80	1,976
400 S. Ocean Blvd., 202N	\$1,900,000	1-Apr	JAMES COSEL / JOSE GALLO <i>Sotheby's International Realty</i>	LISA COFFEY <i>Illustrated Properties</i>	60	1,533
2600 S. Ocean Blvd., 503W	\$1,795,000	29-Apr	DANA KOCH <i>The Corcoran Group</i>	GLORIA RODRIGUEZ-ALLSUP <i>The Corcoran Group</i>	122	2,404
235 Sunrise Ave., Mz-T	\$1,750,000	10-Apr	HERVE BARBERA <i>BAR Invest Realty</i>	HERVE BARBERA <i>BAR Invest Realty</i>	85	3,500
330 S. Ocean Blvd., 0025	\$1,500,000	26-Apr	BETSEY HALL <i>Compass Florida</i>	BETSEY HALL <i>Compass Florida</i>	205	1,996
100 Sunrise Ave., 309	\$1,475,000	27-Apr	FERN FODIMAN <i>Sotheby's International Realty</i>	MARY BUCK <i>Sotheby's International Realty</i>	201	1,941
3170 S. Ocean Blvd., 403S	\$1,325,000	26-Apr	JOAN WENZEL / PAMELA GOTTFRIED <i>Douglas Elliman</i>	JOAN WENZEL <i>Douglas Elliman</i>	284	2,950
429 Australian Ave., 6	\$1,300,000	12-Apr	JAMES GOODMAN <i>WRI Property Management</i>	UNKNOWN	42	1,989
3120 S. Ocean Blvd., 3-501	\$1,150,000	25-Apr	THOR BROWN <i>The Corcoran Group</i>	ERIC DITRI <i>Waterfront Properties & Club Communities</i>	59	2,570
2600 S. Ocean Blvd., 305N	\$1,150,000	25-Apr	GARY GOODWIN / JOAN WENZEL <i>Douglas Elliman</i>	CONSTANCE STEIN <i>William Raveis Palm Beach</i>	177	1,834

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
237 Brazilian Ave., 1E	\$8,965,000	4-Apr	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10518918	SPEC HOME	5,852
237 Brazilian Ave., 2W	\$8,965,000	4-Apr	SUZANNE FRISBIE <i>Premier Estate Properties</i>	RX-10518924	SPEC HOME	5,852
215 Brazilian Ave.	\$8,624,000	12-Apr	CLIFF GLANSEN <i>FlatFee.com</i>	RX-10521402	2018	5,332
400 S. Ocean Blvd., 203/204N	\$4,950,000	16-Apr	JAMES COSEL / JOSE GALLO <i>Sotheby's International Realty</i>	RX-10522291	1965	3,432
100 Royal Palm Way, C1 & C2	\$4,250,000	10-Apr	GARY POHRER <i>Douglas Elliman</i>	RX-10520792	1969	3,836
2500 S. Ocean Blvd., 2B5	\$3,200,000	15-Apr	JUDITH & KENNETH LYONS <i>William Raveis</i>	RX-10522036	1978	2,978
330 S. Ocean Blvd., B1	\$2,595,000	29-Apr	KAREN PRAYIAS <i>Sotheby's International Realty</i>	RX-10525762	1977	1,996
2291 Ibis Isle Road E	\$2,400,000	12-Apr	PAMELA SEALS <i>Illustrated Properties</i>	RX-10516027	1968	2,107
2660 S. Ocean Blvd., 206S	\$2,199,000	16-Apr	PAULA MIKUS <i>The Corcoran Group</i>	RX-10522448	1979	2,137
400 S. Ocean Blvd., 424S	\$2,100,000	16-Apr	JAMES COSEL / JOSE GALLO <i>Sotheby's International Realty</i>	RX-10522303	1965	1,716
2660 S. Ocean Blvd., 204S	\$1,649,500	3-Apr	JUDITH LYONS <i>William Raveis</i>	RX-10518582	1979	3,450
434 Chilean Ave., 4C	\$1,295,000	8-Apr	MARIANNE CHOPP <i>Sotheby's International Realty</i>	RX-10520287	1980	1,416
2600 S. Ocean Blvd., 405N	\$1,195,000	30-Apr	BOB JACKSON <i>Bob Jackson, Inc.</i>	RX-10526772	1977	1,670
3400 S. Ocean Blvd., 4HL	\$1,100,000	11-Apr	DAWN MALLOY <i>Premier Brokers International</i>	RX-10520926	1979	2,119

LAND USE/CONSTRUCTION HIGHLIGHT

Prolific Month For Contractors

\$8M Permit For Bradley House Plan, Plus 40 More Large-Scale Permits Issued

Anderson Moore Construction was issued a commercial alteration permit for the historical renovation of the Bradley Park Hotel as designed by GliddenSpina + Partners. The \$8 million permit valuation was the largest of the month and made the Top 10 of the last 12 months, along with the \$5 million commercial alteration permit issued to Dickenson Cameron Construction for the renovation and expansion of Chanel on Worth Avenue. Additionally, ten residential new construction projects contributed to the month's stellar valuation total.

There were 41 large scale construction permits altogether in April, the most recorded for a single month since May of 2017 when 43 permits were issued in the \$100 thousand-plus category. However, the total valuation of the May 2017 projects was \$18.3 million, as compared to last month's total valuation at \$35.7 million. The total valuation of permits issued for large-scale projects during the last three months as compared to the same period of the prior year increased 206% to \$85.3 million, while the number of projects increased 79%.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
280 Sunset Ave.	\$7,997,500	10-Apr	Anderson Moore Construction	GliddenSpina + Partners	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
280 Sunset Ave.	\$7,997,500	Apr-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial 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
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
1338 N. Lake Way	\$4,000,000	Feb-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction

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

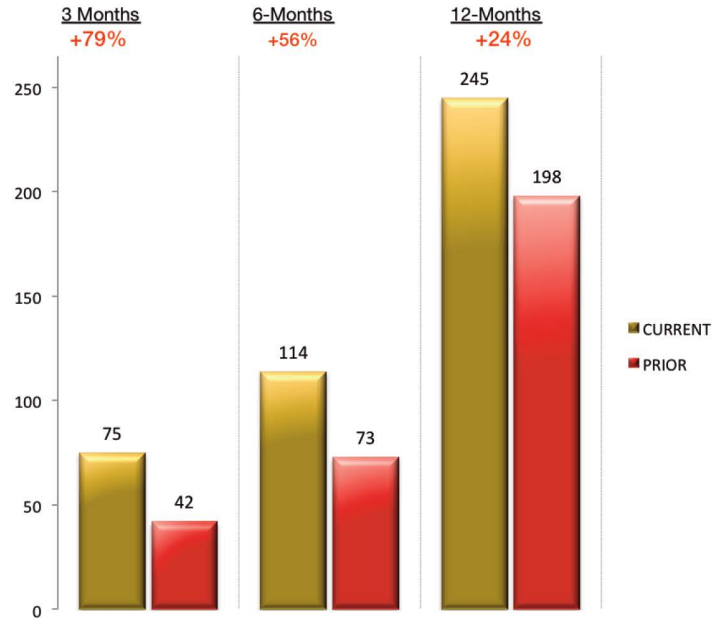
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

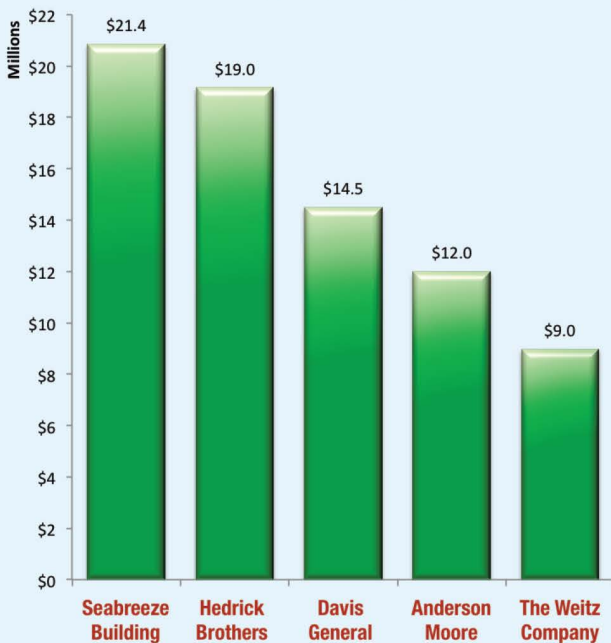
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



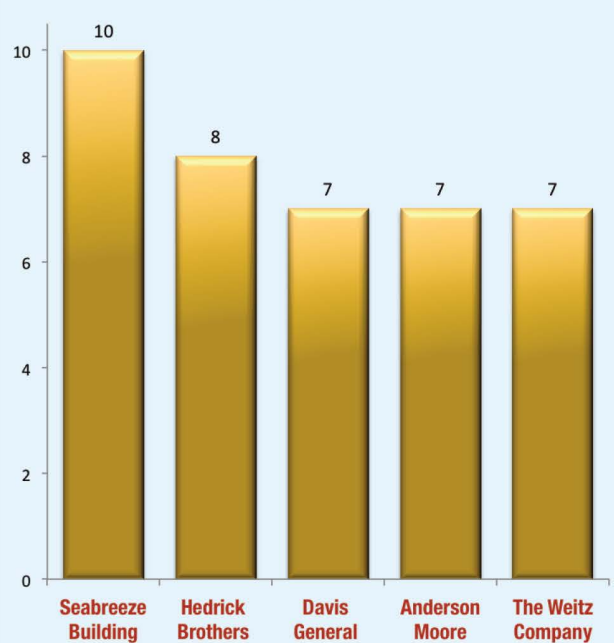
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS BY NUMBER OF PROJECTS
LAST 12 MONTHS

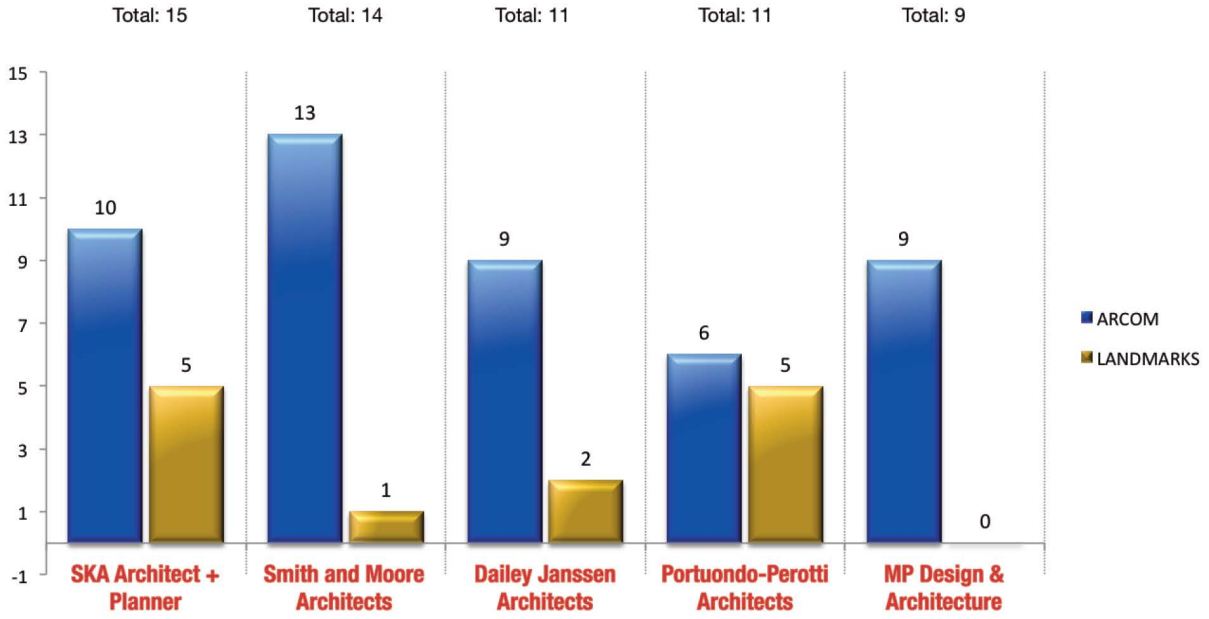


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

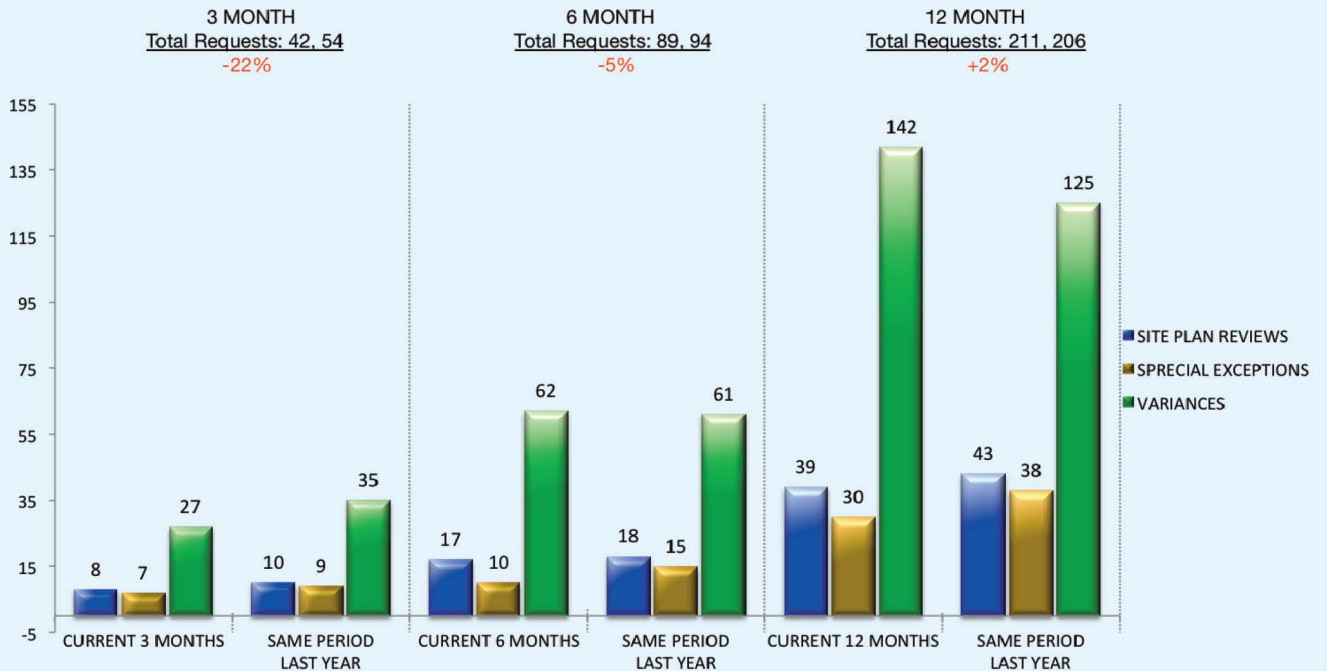
BUILDING & DEVELOPMENT APPLICATIONS

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

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Rabideau Law Million Dollar Mortgage Brief - Palm Beach County: www.rabideau-law.com/million-dollar-mortgage-brief/

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